

To Let | Industrial Warehouse Site with Large Yard

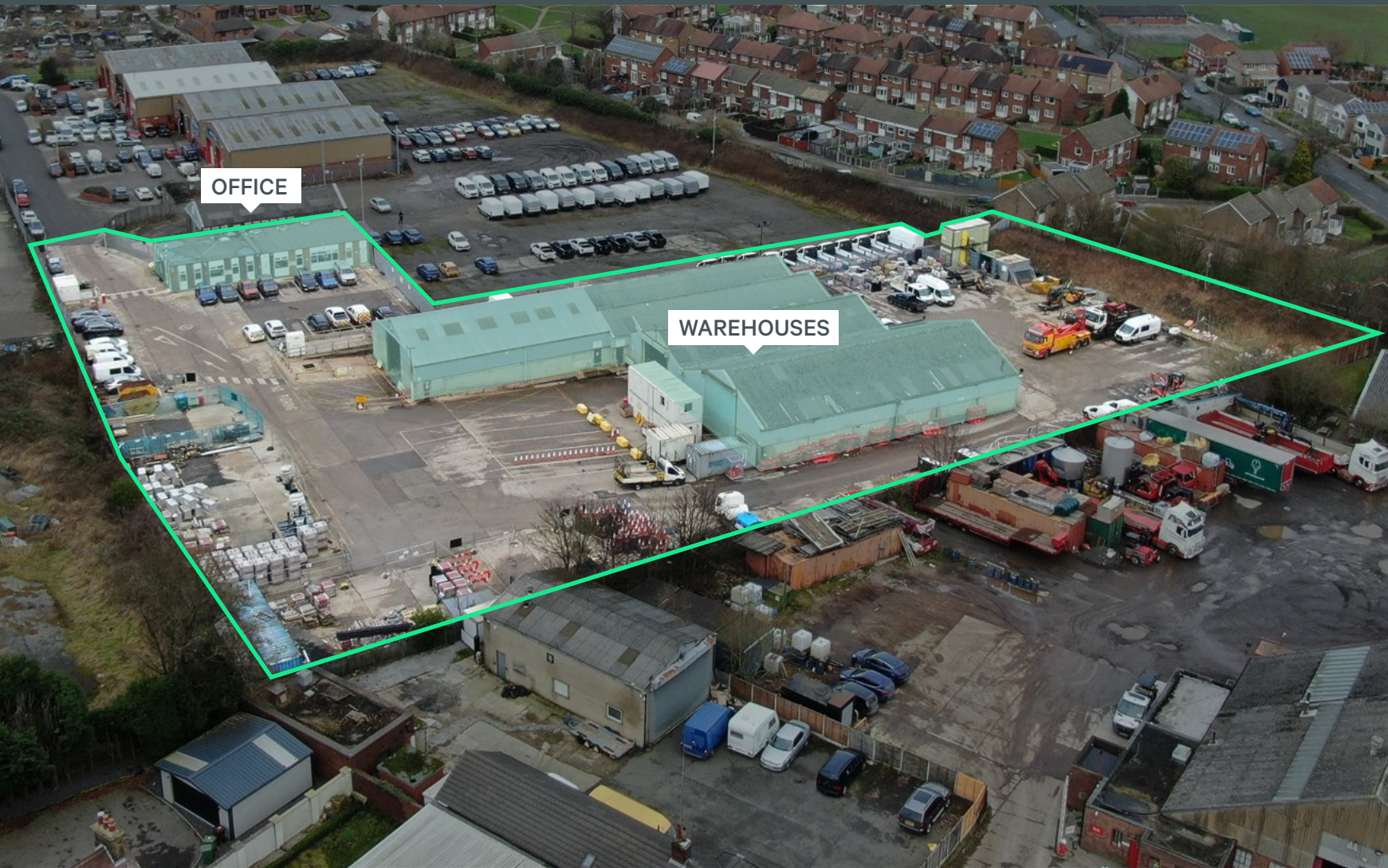
CBRE

Elmfield Road

17,942 sq ft (1666.8 sq m)



MORLEY, LEEDS,
LS27 0EL



OFFICE

WAREHOUSES



Key Features



LARGE YARD
1.8 ACRES



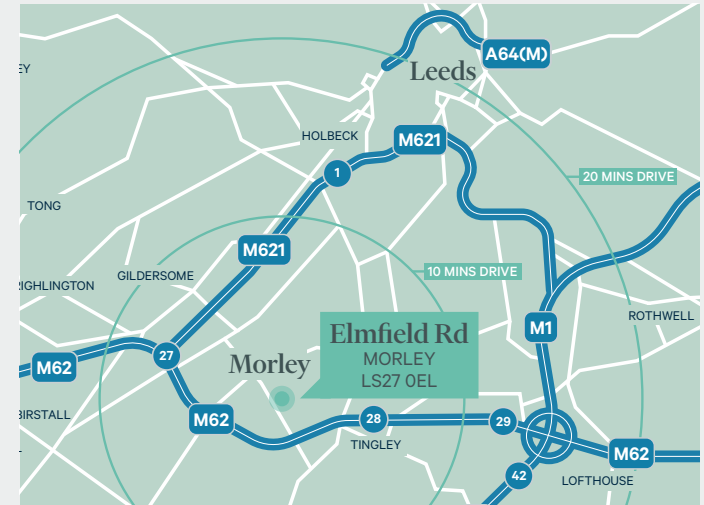
5 LEVEL
ACCESS DOORS



2 WAREHOUSES



SEPARATE OFFICE
BUILDING



Location



TRAVEL TIMES BY CAR

M62 Junction 28
5 minutes (1 mile)

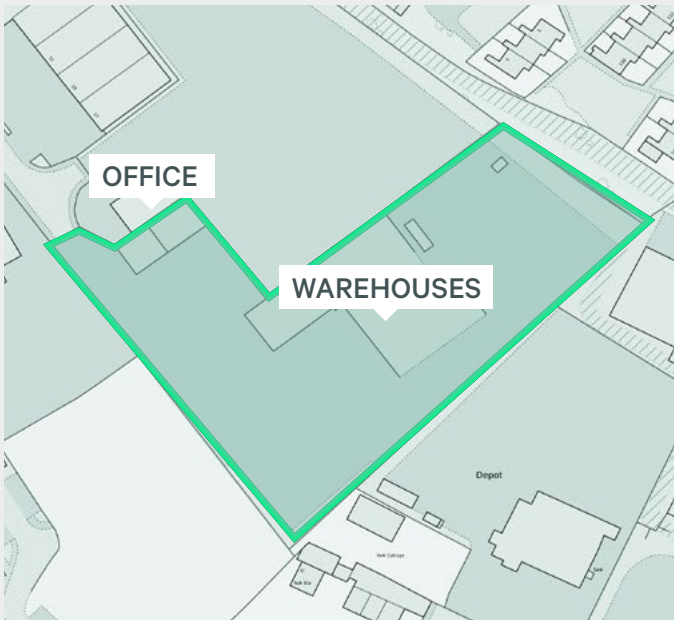
M1 Junction 42
10 minutes (4.4 miles)

M621 Junction 1
9 minutes (4.5 miles)

Leeds City Centre
20 minutes (6 miles)

ACCOMMODATION

BUILDING	SIZE (SQ FT)	SIZE (SQ M)
Warehouse 1	12,211	1134.4
Warehouse 2	3,043	282.7
Office	2,688	249.7
TOTAL	17,942	1,666.8



EPC

The property has an EPC rating of D (offices only).

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

RATEABLE VALUE

Rateable Value 23/24:
£88,500.

Contact

Viewing is strictly by prior appointment, please contact the joint agents:

Mike Baugh
07785 284 994
Mike.Baugh@cbre.com

Mia Devine
07443 358 637
Mia.Devine@cbre.com

CBRE

+44 (0)113 394 8800
www.cbre.co.uk

Subject to contract disclaimer: CBRE Limited, February 2024

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