

WORKSHOP / STUDIO UNITS TO LET

2,700 SQ.FT – 6,722 SQ.FT



CRANK MILLS, NEW BANK STREET,
MORLEY, LS27 8NT

- UNIT 3 FF / UNIT 4 SF
- STUDIO / WORKSHOP / STORAGE
- CAR PARKING AVAILABLE
- GOOD LIFT TO ALL LEVELS

Malcolm Stuart Property Consultants LLP
Chartered Surveyors

The Estate Office, Wilton House,
Station Road, Tadcaster, LS24 9SG

Tel: 01937 530853

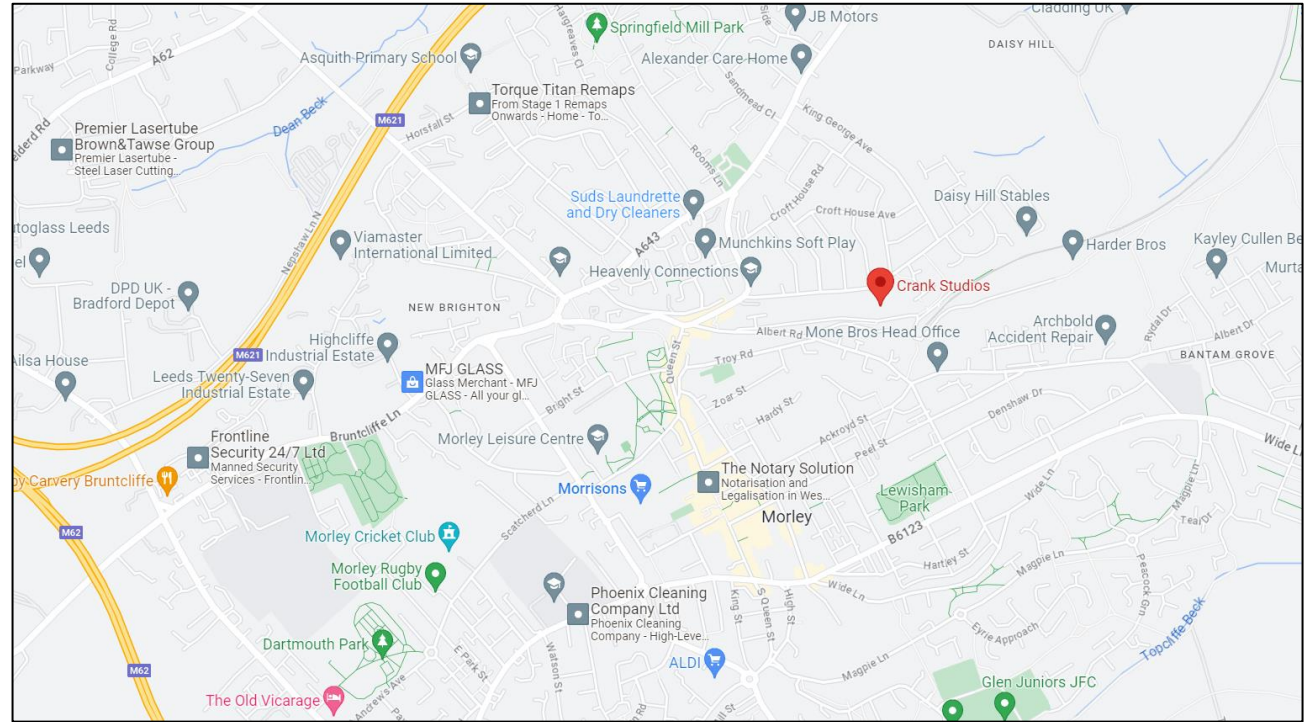
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Description

Crank Mills is a multi-let building located off New Bank Street in Morley, West Yorkshire. The property is accessed via a metal gate which leads into a shared yard area which is utilised for deliveries and car parking. The property benefits from being in close proximity to the train station and has good access to both the M621 and M62 carriageways which feed into the wider motorway network.

Unit 3 located on the first floor can be accessed from a dedicated staircase which come up within the unit or the shared staircase which serves all floor together with a goods lift. The unit is broadly rectangular in shape offering good flexible open plan space with both a male and female WC. The unit would suit workshop / studio / storage occupiers STP.

Unit 4 is currently partitioned as studio space providing for holiday clubs, dance classes, health & fitness, music lessons but would equally strip back to an open plan unit for more industrial type operators to use as workshop, warehouse or storage accommodation.



Unit	Floor	Size (SQ.FT)	Rateable Value	Rental	EPC
3	First	2,709	TBC	£14,000	TBC
4	Second	4,022	TBC	£20,000	C-71
Service Charge & Insurance Applicable					

Viewing

Strictly by appointment only with the sole letting agents Malcolm Stuart Property Consultants LLP.

E-mail: james@malcolm-stuart.com

Tel: 07841470654

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were prepared October 2023 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

**malcolm
stuart**
PROPERTY CONSULTANTS