

# For Sale / To Let

Unit 4, Wide Lane, Morley, Leeds, LS27 9BL

**57,242 Sq Ft**

(5,318 Sq M)

**Freehold – £3.7M. STC (Representing a low capital value of £64.64 per sq ft)**

**Leasehold - £5.50 per sq ft. STC**



## For Sale / To Let

### Location

The property is situated to the south-east of Morley, off Wide Lane which connects to the A653 (Dewsbury Road) and in turn J27 of the M62, which is 2 miles from the property. J28 of the M62 is 2.5 miles to the west, giving access to the M621 and Leeds City Centre.

### Description

Unit 4 is a self-contained modern industrial unit of steel portal frame construction with brick and metal clad elevations within a secure controlled compound with excellent parking and loading facilities. It benefits from the following brief specification:

- Detached unit
- 2 ground level loading doors
- 2 dock level loading doors
- 7.3M & 7.75M Eaves height
- Integral 2 storey office accommodation (3,875 Sq Ft / 360 Sq M)
- Lighting & heating throughout
- Good sized, dedicated, secure yard

### Tenure

Available Freehold or Leasehold on a new full repairing and insuring lease. Please enquire for further details.

**FREEHOLD - Quoting £3.7M (low capital value of £64.64 per sq ft).**

**LEASEHOLD - Quoting £5.50 per sq ft**

**Subject to Contract**

### VAT

VAT will be payable at the prevailing rate on any transaction.



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# To find out more:

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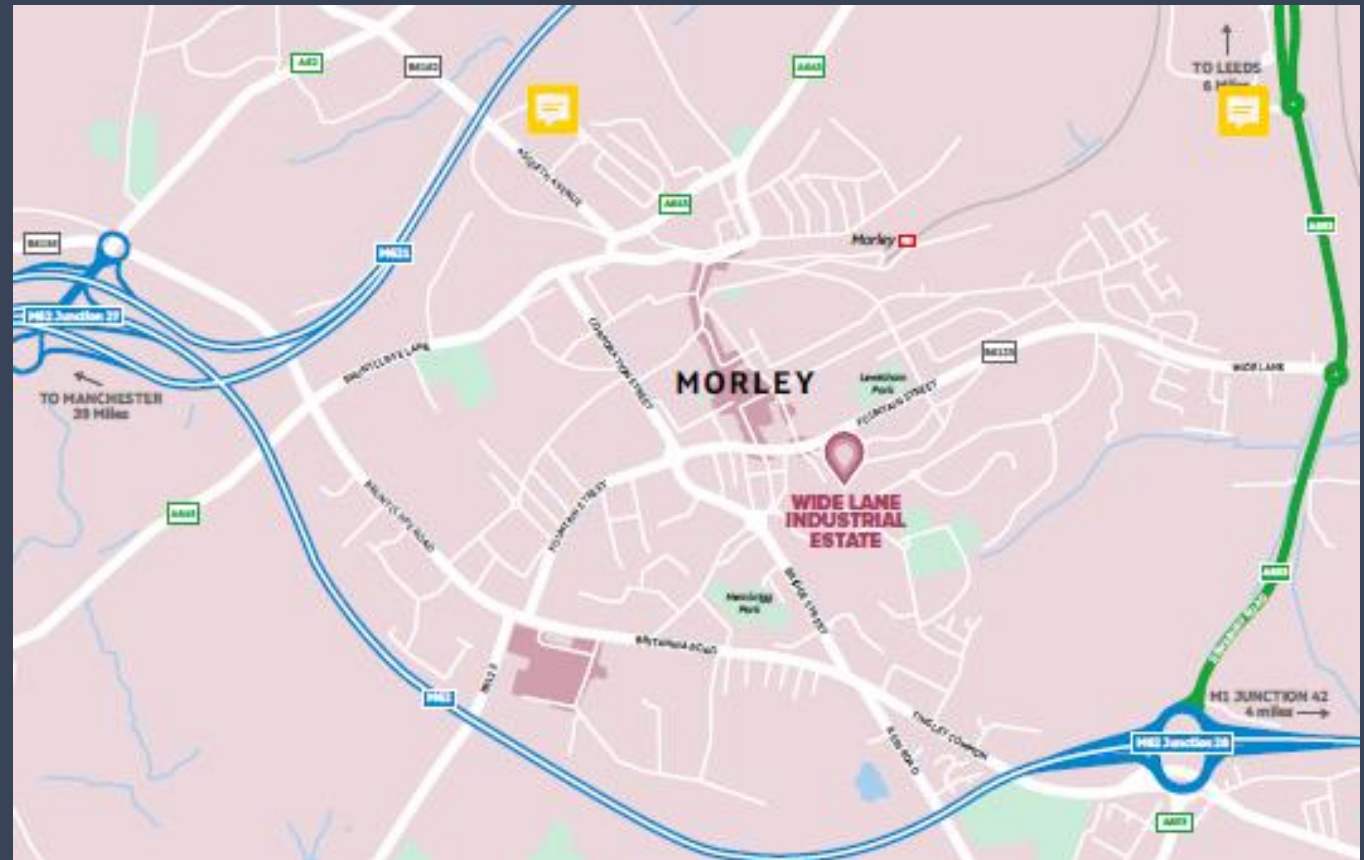
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