

TO LET

**UNIT 1
TECHNO TRADING ESTATE
STATION ROAD
MORLEY
LEEDS
LS27 8JR**

- RECENTLY REFURBISHED
- CONVENIENTLY LOCATED FOR LEEDS CITY CENTRE AND MOTORWAY ACCESS
- ONSITE PARKING
- 266.47 SQ M (2,868 SQ FT)



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Station Road, Morley, Leeds, LS27 8RJ

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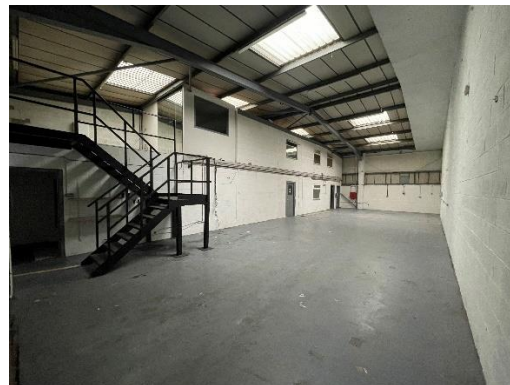
Location

The property is located on Station Road, Morley approximately 5 miles to the south of Leeds City Centre. It is within walking distance of Morley Train Station and is conveniently located for easy access to the M62 and M621 Motorways.

Description

The property comprises an end-of-terrace industrial unit of steel portal frame construction under a pitched sheet profile clad roof, which has recently been overlayed, incorporating translucent panels. The external walls are clad in brick to the lower sections and are sheet profile clad to their upper sections while the two side internal walls are full height blockwork.

Internally, the unit provides open plan works/warehouse space with two storey offices. The offices benefit from a reception area, w/c and office to the ground floor with a kitchen, two offices and stores to the first floor. The unit also benefits from solid concrete floors, drive in access via concertina shutters, LED low bay lighting and an eaves height of 4.53m. Externally there is a large surfaced yard.



Accommodation

The approximate gross internal floor area of the property are:		
	Sq M	Sq Ft
Unit 1	266.47	2,868
Totals	266.47	2,868

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

Under the 2023 Rating List the unit has an entry as 'Workshop and premises' with a rateable value of £19,500.

EPC

The property have been assessed with EPC rating of C (63)

Terms

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

The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Rental

£24,500 per annum exclusive.

VAT

The rental quoted is exclusive of VAT.

Legal Fees

Each party is responsible for their own legal costs.

Viewing

For further information and viewing arrangements please contact the sole letting agent:

Mathew Bower

0113 848 0109
Mathew.bower@walkersingleton.co.uk

Fortune Nguwo

07467 220052
Fortune.nguwo@walkersingleton.co.uk

Ref: 44717
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Raven House, Kingsgate, Bradford, BD1 4SJ

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