



SMC
Brownill
Vickers



To Let



High Quality First Floor Office Suite located in the
Morley area of Leeds

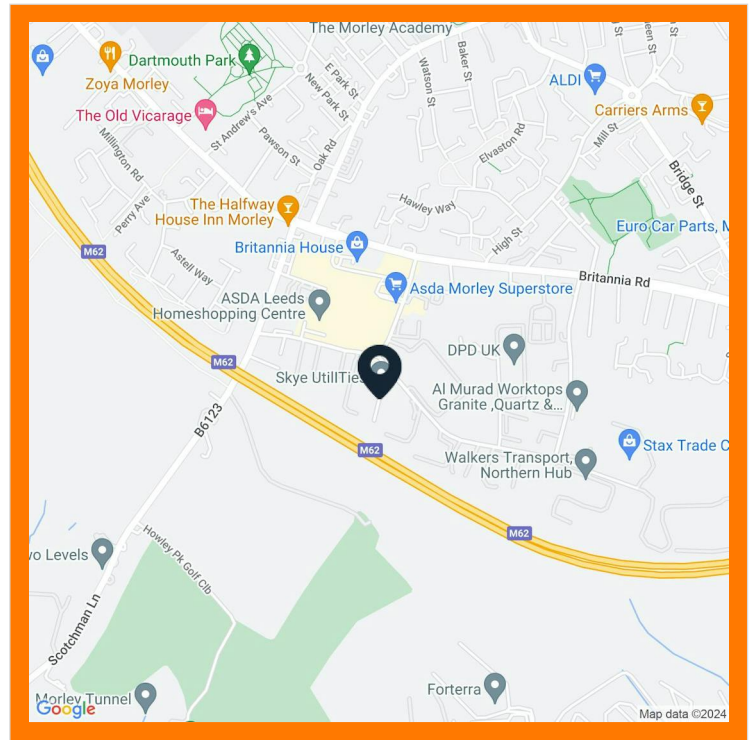
£17,750 per annum plus VAT

Unit 4-5 Howley Park Business Village, Pullan Way,
Morley, Leeds, LS27 0BZ

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- High quality modern office suite available at first floor level
- Located in the Morley area of Leeds - approximately 1 mile from junction 28 (and 1.5 miles from Junction 27) of the M62 motorway
- With lift access to first floor level
- 4 car parking spaces (plus possible for double parking)
- Available on a new lease



Description

Unit 4-5 is a detached two storey purpose built modern office. The available accommodation suite is at first floor level. The accommodation includes two office wing, kitchenette facilities and WC facilities. It could be possible to create further private meeting / board rooms dependent on tenant requirements.

The property benefits from lift and stairs access to the first floor.

There are four car parking spaces available with the first floor office suite although there is the possibility of double parking and parking within the wider estate.

Location

The property, is located within Howley Park Business Village in the Morley area of Leeds, approximately just over 1 miles from Morley town centre.

Howley Park Village is accessed from Tingley Interchange, Tingley Common / Britannia Road (A650), and Howley Park Road from the M62. The location benefits from good road links, via either Junction 28 (1 mile away) or Junction 27 (1.5 miles away) of the M62, which provides a key route to and from Leeds and Manchester. Morley town centre is approximately 1 mile away from the subject property and Leeds city centre is approximately 9 miles in distance.

Within Howley Park Business Village there are a number of different businesses including Northern Accountants, Skye Communications, Impact, Comiek Ltd, McCarron Coates, and various others.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,543	143.35	Available
Total	1,543	143.35	

Rating Assessment

The current rating assessment would have to be re-assessed given. We would envisage there is likely to be some level of rates due for an ongoing tenant, although we would advise interested parties to verify the matter with the local rates office, email: business.rates@leeds.gov.uk or call: 0113 376 0359.

Lease Terms

The property is available on a new lease on terms to be agreed by negotiation.

Rent

£17,750 pa. Rent to be payable quarterly in advance. We are informed VAT is payable on the rent.

Commute / Travel

Junction 27 M62 Motorway - 1.5 Miles
 Junction 28 M62 Motorway - 1 Mile
 Morley Town Centre - 1 Mile
 Leeds City Centre - 9 Miles
 Batley - 1.8 Miles
 M1 Motorway Junction 42 - 4.9 Miles
 Asda Morley Superstore - 0.2 Miles

Business Rates

Further information is available upon request.

Energy Performance Certificate

C (75)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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