

TO LET/MAY SELL **DUE TO RELOCATION**
HIGH QUALITY HYBRID UNIT
WITH PARKING

Eddisons



**UNIT 6 HIGH MILLS BUSINESS PARK, MILL STREET,
MORLEY, LEEDS, LS27 0WJ**

PRICE/RENTAL ON APPLICATION

- High quality fit out throughout.
- Rare hybrid opportunity.
- Demised parking.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE

110.68m² (1,191sq ft)



LOCATION

The premises are well located in the popular High Mills Business Park, access via Mill Street just off High Street.

The property is within half a mile from Morley town centre and approximately 1 mile from Junction 28 of the M62 motorway providing good access to the motorway network.

DESCRIPTION

The property provides a 2 storey hybrid unit being brick built under a pitched tiled roof in a popular business park.

The ground floor provides open plan storage benefitting from access via a drive in roller shutter, concrete flooring throughout, WC facility and a working height of approximately 3m.

The first floor provides office space benefitting from a high quality fit out, carpeted flooring, LED lighting, gas central heating, air conditioning and staff/WC facilities partitioned out.

UNIT	M ²	SQ FT
Ground Stores	56.89	612
First Floor Offices	53.79	579
Total approx. GIA	110.68	1,191

Externally the property benefits from a surfaced yard/parking. Additional parking is available at the top of the business park.

RATEABLE VALUE

Description / Warehouse and Premises
Rateable value / £8,200

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let on a new full repairing and insuring basis on terms to be agreed.

Alternatively, our client may consider a sale of the freehold with vacant possession.

Rental/Price on application.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
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