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

### **Eddisons**



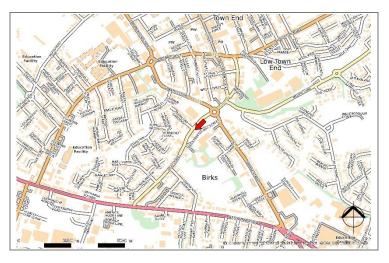
## UNIT 6 HIGH MILLS BUSINESS PARK, MILL STREET, MORLEY, LEEDS, LS27 0WJ

#### PRICE/RENTAL ON APPLICATION

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

#### AVAILABLE SPACE

110.68m<sup>2</sup> (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:

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