



TO LET

**Secure Storage Compound (1.5 acres / 0.6 hectares)
23 Bradford Road, Gildersome, Morley, Leeds, LS27 7HN**

SW
Sanderson
Weatherall



Location

The property is located on Bradford Road, which joins onto the A650 Wakefield Road. This is connected to the nearby roundabout, providing convenient access to Junction 27 on the M62 motorway and then onto the M1. Leeds City Centre is 7 miles north east, with Bradford 6 miles north west and Wakefield 12 miles south east from the property.

Nearby occupiers include Birstall Retail Park, with Ikea and The Range. DHL and Yodel depots are also located nearby.

Description

The property is accessed from the main road and will be secured with palisade fencing around the perimeter. All utilities are available on site and are currently located to the south-east of the site.

Site Area

The total area of the site is 1.5 acres (0.6 hectares).

Rateable Value

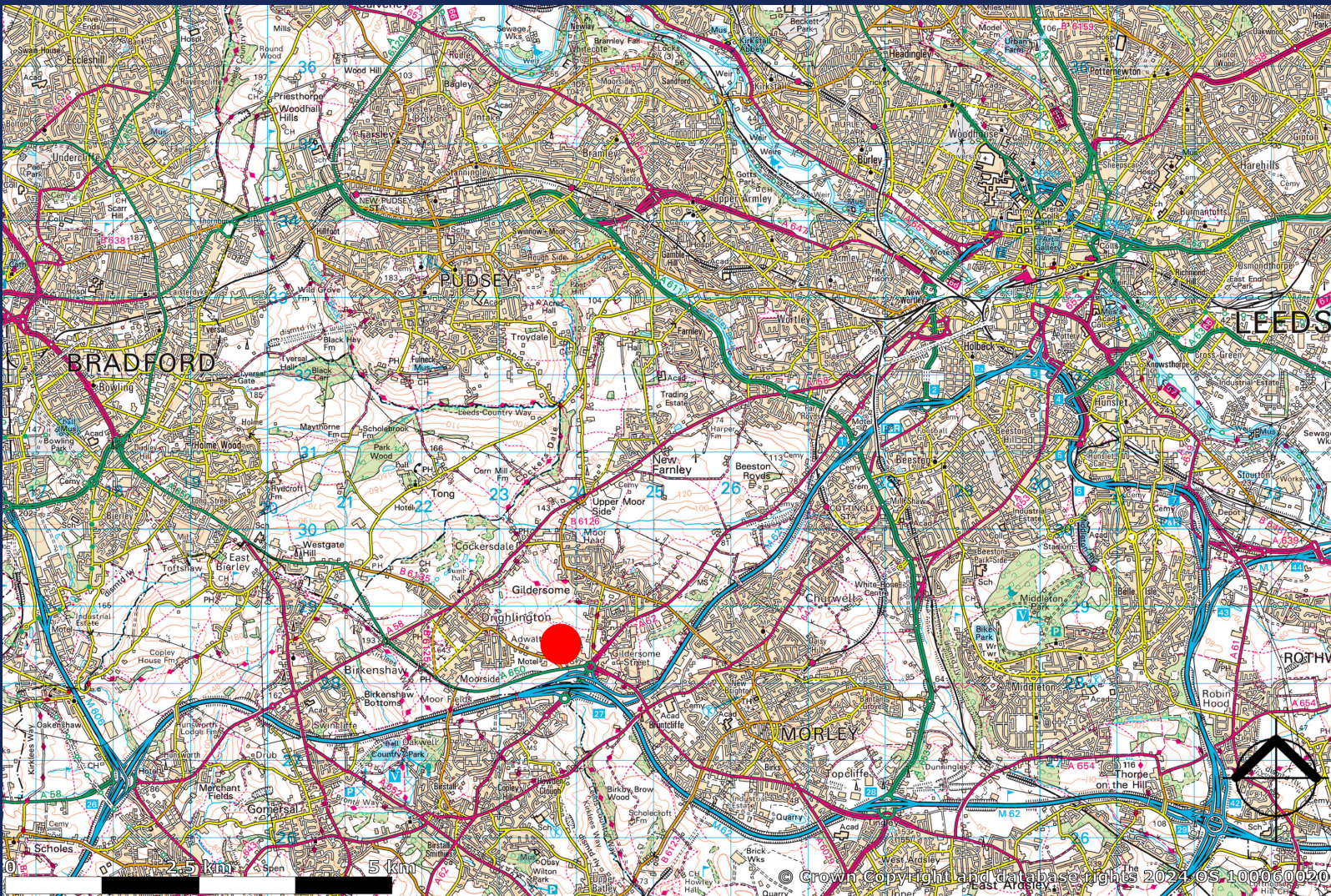
To be assessed

Tenure & Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed at a quoting rent of £90,000 per annum.

VAT

All figures quoted are deemed to be exclusive of VAT



Viewings

For further information or to arrange a viewing, please contact the sole letting agents:

Jonathon White
07811 100 786
jonathon.white@sw.co.uk

Matt Morris
07730 663696
matthew.morris@sw.co.uk

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