



CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

PRELIMINARY DETAILS TO LET

**UNITS 3, 4, 7 & 8
WIDE LANE, MORLEY,
LS27 9BL**



**UNIT 3 – 1,845 SQ FT
UNITS 4 - 6,890 SQ FT
UNIT 7 – 3,076 SQ FT
UNIT 8 – 4,327 SQ FT**

LOCATION

Morley is a historic Market Town located to the south west of Leeds City Centre benefitting from proximity to the conurbations of Leeds, Wakefield and Bradford, and adjacent to junctions 26, 27 and 28 of the M62.

The development in question is located to the fringe of the Town Centre with good connectivity to the arterial road network.

DESCRIPTION

Unit 3 is a self contained modern unit of steel frame construction with brick and metal clad elevations with a shared compound with units 4 and 5. Units 4 and 5 are modern semi-detached industrial units again, with steel frame construction with brick and metal clad elevations that can be let as a single unit.

Unit 7 & 8 share a compound area and again are modern units benefitting from secure compound, direct access and frontage to Wide Lane, making the units suitable for a variety of purposes.

ACCOMMODATION

(all areas are gross internal)

Unit	Sq ft	Sq m	Rent pa
3	1,845	171.40	£16,750
4	6,890	640	£65,000
7	3,076	285.79	£24,000
8	4,327	401.99	£27,750



PLANNING

We understand that the units have planning consent for B2 and B8 use.

RATEABLE VALUE

Not individually assessed as yet.

SERVICE CHARGES

A service charge will be levied to cover the cost of the management and maintenance of the common areas of the estate.

TERMS

The properties are available to let for a term to be agreed, rent on application.

ENERGY PERFORMANCE

CERTIFICATES

EPC's are available upon request.

VIEWING

By contacting the Sole Agents, AWS, Nick Arundel, Tel: 01132351362.

Subject to contract

