

# TO LET

TRADE / WAREHOUSE UNIT WITH ANCILLARY  
OFFICE ACCOMMODATION



**DUE TO RELOCATION**

**HOWLEY PARK RD EAST, MORLEY,  
LEEDS, LS27 0BN**

- 4,172 sq ft (387.59 sq m)
- Secure private yard
- Trade Counter
- Opposite Al Murad Tiles





## LOCATION

The property is situated fronting Howley Park Road East opposite Al Murad Tiles. Access is via Britannia Road (A650) with J27 of the M62, 2 miles West and Leeds City Centre 8.5 miles North East. There is a mix of trade and industrial occupiers in the immediate vicinity.

## DESCRIPTION

The unit comprises a single storey detached warehouse unit with office accommodation / showroom. Drive-in access is via a single roller shutter door from a private and secure yard.

## TERMS

The premises are available by way of a new lease at an initial rental of £26,075 per annum exclusive.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse	305.25	3,286
Offices	82.31	886
<b>TOTAL</b>	<b>387.56</b>	<b>4,172</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## RATEABLE VALUE

We understand that the current Rateable Value is £21,250.

Subject to Contract

## CONTACT

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