

## FIRST FLOOR OFFICE SPACE TO LET

First Floor, Unit 5, Antler Complex, Bruntcliffe Way, Morley, Leeds, LS27  
OJG



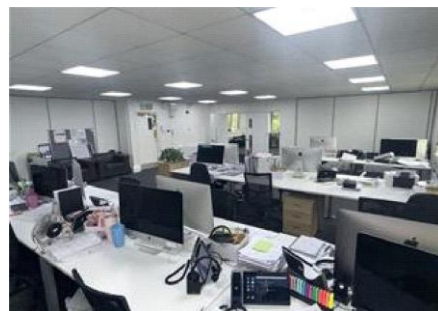
### Nil Premium

Spacious suite of approximately 163.43 square metres

Well-established business park

Excellent access to the motorway network

Suitable for a variety of potential tenants



For more information, visit [eddisons.com](http://eddisons.com)  
020 3205 0200



## BUSINESS DESCRIPTION

First Floor Office Space to Let.

An exciting opportunity to acquire this well positioned first floor office space located within a well-established business park, conveniently located in Morley only a few minutes from Junction 27 of the M62. This prime location offers excellent access to the motorway network and key West Yorkshire centres, including Bradford, Huddersfield, and Wakefield. Leeds city centre is approximately five miles away, while Morley town centre and its local amenities including the recently updated Railway station only one a 1.5 miles from the site.

The first floor office premises would be suitable for a variety of potential tenants and are to be offered on a new lease with sensible rent, terms to be negotiated via this office.

## BUSINESS PREMISES

Comprising ground floor communal entrance electronically controlled providing stairway access to the spacious first floor office suite of approximately 163.43 square metres (1,759 square feet). At present the office is arranged as a main open plan office space with a secondary office and separate board room adjacent. Recent newly installed kitchen and staff room. Dedicated ladies and gents WC. Server room.

Externally a large secure gated car park of which seven parking spaces are allocated to this unit. EPC Band C.

## TENURE DESCRIPTION

Leasehold. New full repair and insuring lease available (terms negotiable via this agency). Rent £1,550 plus VAT per calendar month with three month rent deposit.

## MORE INFORMATION

Please contact our Leeds office on 0113 238 2900 if you wish to arrange a viewing appointment for this property or require further information. For confidentiality purposes and to respect any staff and customers who are unaware that the business is for sale, please do not approach the business direct or attempt to make contact with the owners without a prior appointment made via our office.

Why not contact us and arrange a no-obligation appointment to meet one of our friendly sales negotiators who can offer real assistance in finding the right business for you. We will be happy to provide you with further information on businesses for sale together with the assurance that you will be in the forefront of our minds when new, suitable businesses come to the market.

Business rates relief is a scheme to provide small businesses with relief from paying non domestic rates. If you were to acquire a business with a Rateable Value of £12,000 or less then provided that it is your only business premises you would be eligible for the relief and pay no business rates at all. Where the Rateable Value is between £12,001 and £15,000 tapering relief is available.

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