



BRUNTCLIFFE WAY

LEEDS 27 INDUSTRIAL ESTATE,
LEEDS, LS27 0LL

JUNCTION 27 M62

AVAILABLE NOW

UNIT 4

**DETACHED WAREHOUSE WITH OFFICES / SECURE YARD / M62 / M621 INTERSECTION
RECENTLY REFURBISHED**

32,688 SQ FT (3,035 SQ M) TO LET

KEY HIGHLIGHTS

- 32,688 sq ft
- 6m Eaves height
- Secure, self-contained detached yard with separate car parking area
- 1 mile from J27 of the M62 motorway
- 5 miles to southwest of Leeds city centre
- Well specified ancillary offices

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Boundary for indicative purposes only.

DESCRIPTION

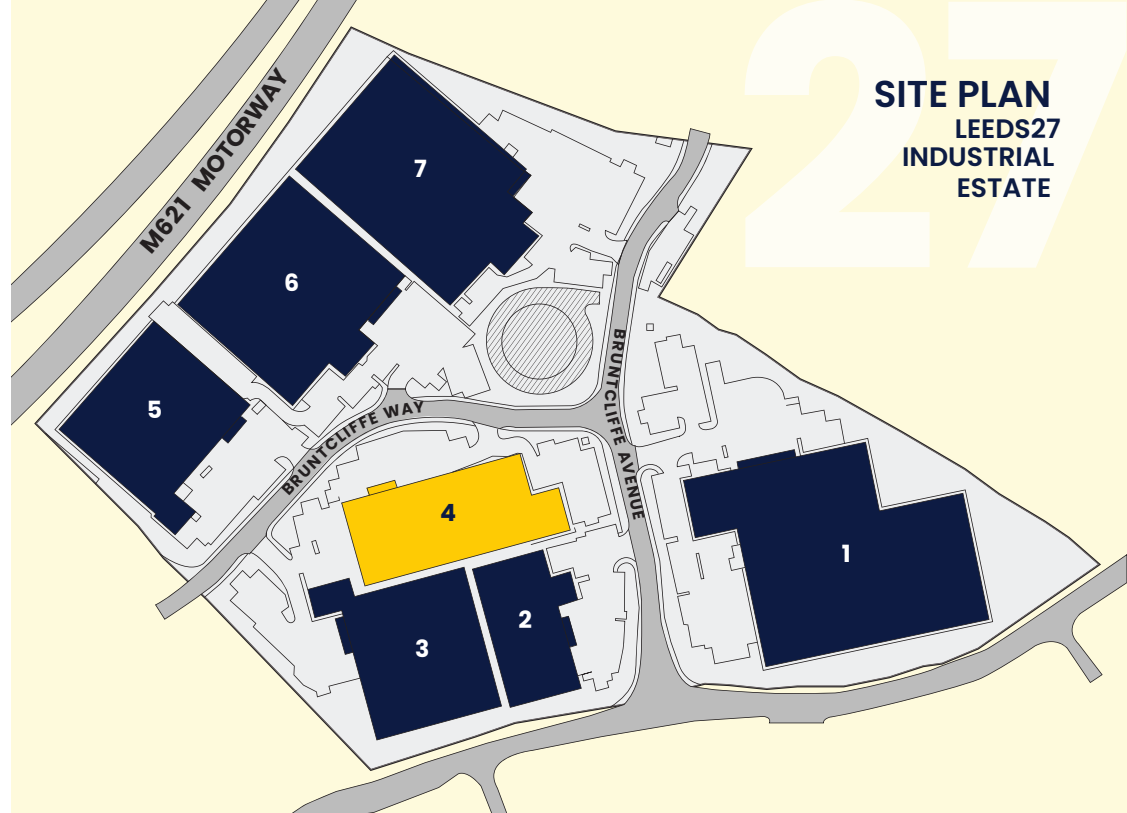
The Property comprises a modern detached industrial warehouse with steel portal frame construction, profile sheet cladding and roof with translucent roof lights. The warehouse is arranged over a single floor with ancillary ground floor offices. The unit benefits from the following specification:

- **Secure self-contained detached yard with separate car parking area**
- **Eaves height of approximately 6m**
- **2 ground level loading doors**
- **3 phase electricity supply**
- **WC and welfare facilities**
- **High quality offices with air conditioning**

ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	AVAILABILITY
Unit - Warehouse	29,585	Available
Unit - Offices / Welfare	3,103	Available
TOTAL	32,688	



SITE PLAN
LEEDS27
INDUSTRIAL
ESTATE



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LOCATION

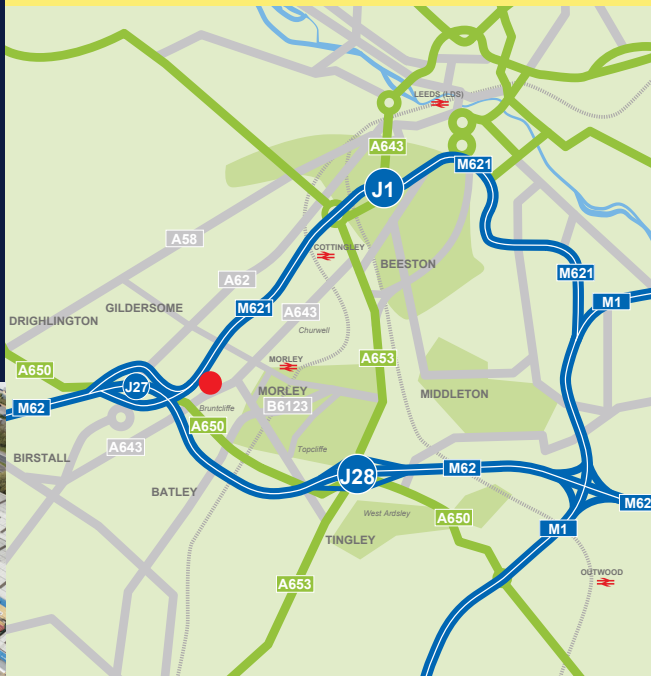
The Junction 27 locality is a well-established commercial location which reflects its strategic position between Leeds and the M62 / M621 motorways. It is considered a prime location for industrial, retail and leisure uses. The property is located within an established industrial estate with other occupiers including AAH Pharmaceuticals, Morley Glass & Glazing Ltd and Gower Furniture.



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1 MILE FROM JUNCTION 27, M62/M621 INTERSECTION – PROVIDING DIRECT ACCESS TO THE MOTORWAY NETWORK



EPC RATING

The property has an EPC rating of C.

BUSINESS RATES

Rateable value: £144,000.

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