

SELF-CONTAINED OFFICES WITH PARKING - TO LET
UNIT 6, PULLAN WAY, HOWLEY PARK BUSINESS VILLAGE
MORLEY, LEEDS, LS27 0BZ
120.43 SQ M (1,296 SQ FT)



LOCATION

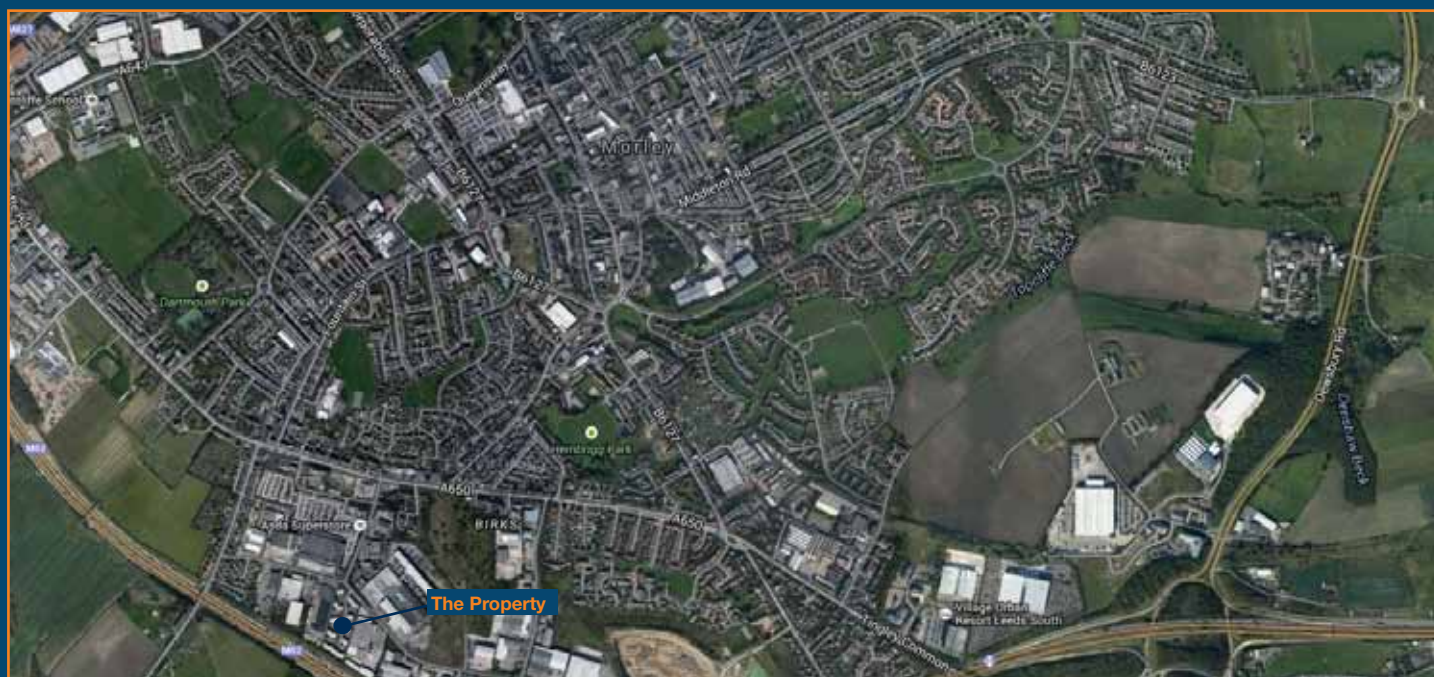
The property is located on Pullan Way at Howley Park Business Village which is part of the larger Howley Park Estate. The estate has access to the A650 Bradford / Wakefield Road and is approximately 0.5 miles south of Morley Town Centre. Morley is a medium-sized town located approximately 4 miles south of Leeds City Centre and has the benefit of being adjacent to the M62/M621 Motorways, with good access via Junctions 27 or 28 of the M62 Motorway.

DESCRIPTION

The premises comprise of a self-contained office building, constructed in brick beneath a pitched roof, covered in profile metal sheeting. The unit has the benefit of PVC coated aluminium windows and doors.

Internally, the accommodation includes an entrance lobby and male and female / disabled toilets. The office space is situated on the ground and first floors.

Externally, there is car parking for 4 cars, as well as a number of communal visitor spaces.



SPECIFICATION

The property benefits from the following:

- Attractive entrance lobby
- Fully carpeted offices
- Kitchen facilities
- Male and female / disabled toilet facilities
- Suspended ceilings with integral lighting
- Electric convector heaters

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice and has the following gross internal floor area:

Ground floor	580 sq ft	53.89 sq m
First Floor	716 sq ft	66.54 sq m
TOTAL	1,296 SQ FT	120.43 SQ M

RENTAL

The premises are available by way of a new full repairing and insuring lease for a term to be agreed, at a rental of £12,960 per annum.

VAT

All rents and asking prices quoted are exclusive of VAT and SDLT.

SERVICES

We have been advised that the premises have the benefit of electricity, water and drainage.

RATES

The property is assessed as follows:

Description	Rateable Value	UBR 2014 / 2015
Offices and Premises	£12,500	48.2p

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

The EPC is currently being produced.

FURTHER DETAILS / SITE INSPECTION

By prior arrangement with the letting agents.

Harvey Burns & Co - 0113 2432400

Contact:

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SUBJECT TO CONTRACT

Details prepared February 2015