



HOWLEY PARK

LOCATION AND COMMUNICATION

Howley Park Estate is strategically located adjoining the M62 trans-pennine motorway. Junction 28 of the M62 is less than 1 mile away, Junction 27 of the M62 / M621 is within 2 miles and Leeds City Centre is within 5 miles. The estate is accessed directly off Britannia Road (A650).

The estate is within a mile of Morley town centre, and is convenient for the recruitment of staff from the local population, with good local bus routes and easy access by car.

TERMS AND FURTHER INFORMATION Bespoke units to meet occupiers specific requirements. The joint agents would welcome an opportunity to discuss with prospective occupiers:

LEEDS (CENTRE)	5 MILES
MANCHESTER	45 MILES
LIVERPOOL	75 MILES
HULL	60 MILES
LONDON	193 MILES
NEWCASTLE	92 MILES

SAT NAVIGATION REF:
LS27 OBN

DTZ

0113 254 3000
www.dtz.com

Lambert Smith Hampton

0113 245 9393

www.lsh.co.uk

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HOWLEY PARK

**JUNCTION 27/28 M62
MORLEY LEEDS**

**TO LET
WAREHOUSE/INDUSTRIAL
DESIGN & BUILD OPPORTUNITIES
10,000 — 60,000SQ FT
(929 — 5,574SQ M)**

HOWLEY PARK

Howley Park Estate lies adjacent to the M62 Motorway at Morley, Leeds. The estate is a well established and successful business location and provides over 700,000 sq ft of warehouse/industrial and office accommodation on a site of 120 acres.

Existing Occupiers include Kodak, White Arrow, Keyline Builders Merchants, Stax Trade Centres, West Yorkshire Police, Barloworld and Asda.

AMENITIES

On site amenities include an Asda superstore, restaurant, Public House and petrol station. The estate also benefits from excellent transport infrastructure for travel via both car and bus.

The final phases are now available for development on a design and build basis from approximately 10,000 sq ft (929 sq m) to 60,000 sq ft (5,574 sq m).



HOWLEY PARK

AVAILABILITY

PLOT	Area
210	3.01 acres (1.22 ha)
220	4.67 acres (1.89 ha)
240	1.25 acres (0.51 ha)
410	1.97 acres (0.80 ha)
420	0.52 acres (0.21 ha)
430	1.88 acres (0.76 ha)
460	3.48 acres (1.41 ha)

PLANNING

Howley Park Industrial Estate has outline planning permission for B1, B2 and B8 uses.

In addition, plot 460 also has planning consent for a waste transfer station.

SPECIFICATION

New units will be built to a high standard to suit occupiers specific requirements and can include the following features:

- MINIMUM 7M EAVES
- FLOOR LOADING FROM 35KN/SQ M
- 3 PHASE POWER SUPPLY
- DRIVE IN AND/OR DOCK LEVEL LOADING
- QUALITY OFFICE FACILITIES
- GENEROUS SECURE EXTERNAL SERVICING AND CAR PARKING AREAS
- HIGH QUALITY LANDSCAPED ENVIRONMENTS



AERIAL SHOT OF HOWLEY PARK

