

# TO LET

UNIT B, DARTSTONE WEST,  
NEPSHAW LANE, MORELY, LS27 7JQ

# Ryden

- REFURBISHED WAREHOUSE SPACE
- CLOSE TO J27 M62
- CENTRAL GAS HEATING THROUGHOUT
- CAT II LIGHTING
- FITTED KITCHEN AND SHOWER FACILITIES



Dartstone West is well situated, approximately 0.5 miles from Junction 27 of the M62 and the M621 which serves Leeds and the remaining nation motorway network well. The property is also close to the town of Morley which has excellent amenities, including a railway station providing regular service to Leeds City Centre.

The main warehouse accommodation has the benefit of the following specification:-

- Concrete Floor
- Steel Portal Frame
- Block Walls
- Halogen Lights
- Insulated Roof
- Electric Roller Shutter Door

The accommodation includes various private and open plan office accommodation accessed via the reception, along with a fitted kitchen and shower to the first floor.

Externally, the property has the benefit of a shared yard to the front that offers good levels of parking and loading areas.

AREA	SQ FT	SQ M
GROUND FLOOR	7,530	699.56
FIRST FLOOR	1,453	134.99
TOTAL	8,983	834.55

TERMS: The unit is available by way of a new Full Repairing and Insuring Lease at a rent of £50,000 per annum exclusive of VAT, Rates and all other outgoings for a term to be agreed.

EPC: The Energy Performance Certificate is available on request.

VIEWING ARRANGEMENTS: If you wish to view the property, then please do not hesitate to contact Ryden.

CONTACT:

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