



# For Sale/To Let

29,876 Sq Ft (2,775.54 Sq M)

1.95 Acre site (0.78 Hectares)

## Unit 3, Bridge Street, Morley, Leeds LS27 0EY

Warehouse with Ancillary Offices & Main Road Frontage

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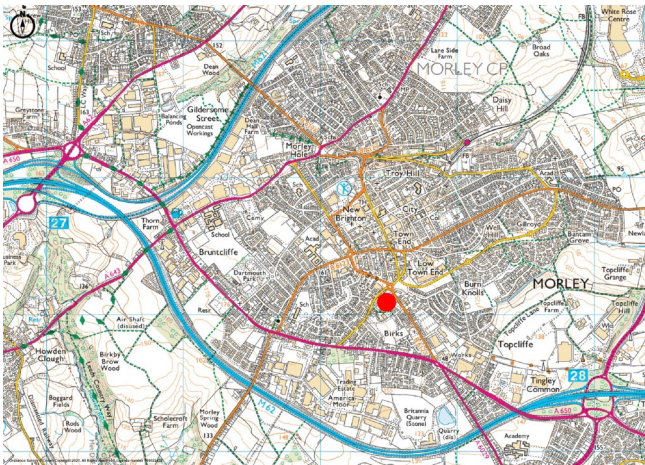


## Key Points

- Rare freehold opportunity;
- Less than 1 mile from Morley town centre;
- Less than 1 mile from J28 (M62) and 1.8 miles from J27 (M621/M62);
- Benefitting from two access points;
- Suitable for a variety of uses (STTP);
- Fantastic development potential (STTP).

## Location

The property benefits from being less than 1 mile south of Morley Town Centre. The site is located off Bridge Street and benefits from having two access points, one from the aforementioned Bridge Street on the eastern boundary and one from High Street on the western boundary. Junction 28 of the M62 lies less than 1 mile south east and Junction 27 of the M621/M62 lies approximately 1.8 miles to the north west of the subject, providing excellent access to the wider road network.



## Description

The site area is approximately 1.95 acres (0.78 Hectares). It has two entry points; Off Bridge Street and High Street providing excellent access to the site, also allowing it to be split if needs be.

There is a 3 storey office block on site, which measures 311.35Sq M (3,351 Sq Ft), with a steel framed, brick clad warehouse behind with varying internal heights measuring 2,464.19 Sq Ft (26,526 Sq Ft).

## Accommodation

| Floor                         | Sq m            | Sq ft         |
|-------------------------------|-----------------|---------------|
| Ground Offices                | 103.37          | 1,113         |
| First Offices                 | 104.28          | 1,123         |
| Second Offices                | 103.70          | 1,116         |
| Ground Workshop (Vehicle Rep) | 231.98          | 2,497         |
| Ground Warehousing            | 2,232.21        | 24,027        |
| <b>Total</b>                  | <b>2,775.54</b> | <b>29,876</b> |

## Services

We understand that all main services are connected, including gas, electricity, water and drainage.

## EPC

The Offices have an EPC rating of D.

The Warehouse has an EPC rating of E.

Both are available upon request.

## Planning

We understand the property to have consent for B1c & B8 use. The property would be suitable for a variety of uses Subject to Planning Permission. Interested parties should make their own enquiries with Leeds MBC.

## Terms

The property is available freehold or by way of a new FRI lease, terms to be agreed. Price on application.



If you would like to know  
more please get in touch.

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