

To Let / May Sell



Unit B Gildersome
Link, Nepshaw
Lane South, Morley,
Leeds, LS27 7JQ

Approximate GIA
23,313 sq ft
(2,165.8sq m)

December 2013



- Excellent access to Junction 27, M62
- 7,953 sq ft Office content
- Eaves height 6.8m
- Secure self contained site
- Refurbishment proposed

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Location

The property is located on Nepshaw Lane South, which is directly accessed off the A650 Wakefield Road/Bruntcliffe Road in Morley. It lies just to the east of Junction 27 of the M62, which also links with the A62 Gelderd Road. The Gildersome Spur Industrial Estate is adjacent.

Description

The subject property is of modern steel portal frame construction, with brick and profile metal cladding to the elevations, and profile metal cladding to the roof. There are extensive two-storey offices to the front elevation.

The production/warehouse area is in 2 bays, with an eaves height of around 6.8m, and has 2 ground level loading doors providing access. Externally, there is a car park to the front and a service yard to the rear.

Accommodation

We have measured the property to provide the following accommodation.

Description	Sq M	Sq Ft
Ground Floor Office	370.4	3,988
First Floor Office	368.3	3,965
Warehouse / Production	1,427.1	15,361
Total	2,165.8	23,313

Business Rates

We understand from the Valuation Office website that the property has the following rating assessment.

Description: Workshop and Premises

Billing Authority Reference: 2304522362736

Rateable Value: £96,500

Services

We understand the property benefits from mains gas, electricity, water and drainage. Interested parties should satisfy themselves in this regard.



EPC

An EPC assessment has been undertaken and copies are available on request. The property has a rating of C and score of 52.

Terms

The property is available by way of a new lease for a term to be agreed. Alternatively, the client may consider a sale of their freehold interest.

SUBJECT TO CONTRACT

For further information or an appointment to view please contact:

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