



**CUSHMAN &
WAKEFIELD**

TO LET

**Archbold Transport Unit, Albert Road,
Morley, Leeds, LS27 8TT**



Industrial Warehouse Unit

21,891 sq ft (2,033 sq m) excluding a mezzanine of 923 sq ft (86.94 sq m)

- **Excellent access to J28 of the M62 Motorway**
- **Internal eaves heights up to 5.80 m**
- **Large private secure yard**
- **Open plan warehouse accommodation**
- **Low site density of circa 27%**
- **To be refurbished**
- **Additional 0.61 acres of parking / yard available.**

For more information, please contact:

Scott Morrison
0113 233 8875
scott.morrison@cushwake.com

Henry King
0113 233 7356
henry.king@cushwake.com

St Paul's House
23 Park Square South
Leeds, LS1 2ND
T: 0113 233 7300

cushmanwakefield.com



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Location

The unit is located on the eastern edge of Morley, south Leeds, in a mixed use area comprising both residential and industrial property. The site is strategically located approximately 0.7 miles to the west of Dewsbury Road and circa 1.6 miles north of Junction 28 of the M62 Motorway.

The site is accessed from Albert Road, which in turn links with the B6123 Wide Lane which gives access to the A653 Dewsbury Road to the east and thereafter the Leeds Ring Road and M621 motorway.

Description

The property comprises a semi-detached industrial unit, which benefits from two- storey office / trade counter accommodation, in addition to a mezzanine.

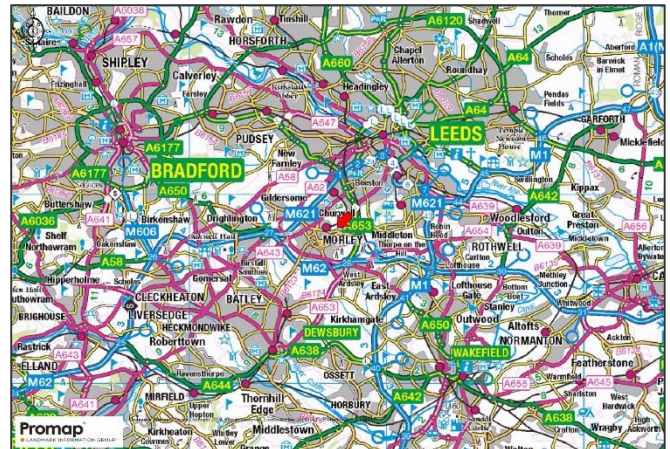
The warehouse accommodation is of steel frame construction under a pitched roof, which benefits from an eaves height of approximately 5.80 metres.

Externally, a single access point from Albert Road is shared between the subject and neighbouring unit, before the yard is separated by a secure, manually operated palisade gate and fence. This provides yard and circulation space down the eastern side of the unit, which filters round to the extensive yard at the rear of the unit.

Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Warehouse	1,321.94	14,230
GF Offices / Trade Counter	359.52	3,869
FF Offices	352.32	3,792
Total	2,033.78	21,891
Mezzanine	86.94	935



Terms

The units are available by way of a new full repairing and insuring leases for a term to be agreed. Rent on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Energy Performance Certificate

A full copy Energy Performance Certificate is available upon application.

Rateable Value

The current rateable value for the Unit is £81,000 (including value placed on the mezzanine).

Viewing

By prior appointment with the sole agents:-



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