Building No. 2, Church Court
Church Street, Church Way, Morley, Leeds, LS27 9TN

- Accommodation from 1,576 sqft to 5,710 sqft
- Immediately Available
- Significant Car Parking

Rent Free and Flexible Terms Available
LOCATION
The subject property is located within a prominent position near the junction of Victoria Road (A643) and Church Street (B6127), approximately ½ a mile from Morley town centre which features a range of national and local retailers. Leeds city centre is approximately 3 miles to the south west. The subject property has the benefit of a strategic location with immediate access to the M621, M62, M1 and the national motorway network.

DESCRIPTION
The subject property is classed as Building 2 Church Court with accommodation arranged over ground and first floors with the first floor split into two separate suites both having the benefit of access from the central core. Internally, the accommodation benefits from plaster and painted walls and carpet floor covering with modern suspended ceilings incorporating CAT II lighting. Additionally there are raised access flooring which currently provides a power facility with space available to incorporate server points. Set within the core are communal male, female and disabled toilet facilities. Externally, there is car parking allocated at a ratio of circa 1 per 320 sqft.

ACCOMMODATION
The accommodation is measured in Accordance with the Royal Institution of Chartered Surveyors Property Measurement 1st Edition (2015) on a Net Internal Area Basis and briefly comprises

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<tr>
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<th>Sq M</th>
<th>Sq Ft</th>
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<tbody>
<tr>
<td>Suite 1, Ground Floor</td>
<td>265.92</td>
<td>2,862</td>
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<tr>
<td>Suite 2, First Floor</td>
<td>LET</td>
<td>LET</td>
</tr>
<tr>
<td>Suite 3, First Floor</td>
<td>146.39</td>
<td>1,576</td>
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<td><strong>Total</strong></td>
<td><strong>412.31</strong></td>
<td><strong>4,438</strong></td>
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BUSINESS RATES
The rateable for the subject accommodation is as follows:
- Suite 1 Ground Floor £19,250
- Suite 3 First Floor £11,000

TERMS
The offices are available by way of a new full repairing and insuring lease for a term of years to be agreed. The accommodation can be taken as a whole or separately at the following rents:
- Ground Floor Suite £25,000 per annum
- Suite 3, First Floor £13,500 per annum

The Landlord would consider granting a rent free period in order to assist the Tenant’s moving costs and fit out of the accommodation.

SERVICE CHARGE
For further details please contact the agent.

VIEWING/FURTHER INFORMATION
All enquiries to the sole agents:
Dacres Commercial
Tel: 0113 386 3100
Reference: Matthew Brear

Regent House, Queen Street, Leeds, LS1 2TW
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