

UNIT 2

LEEDS 27

INDUSTRIAL ESTATE

J27/M62



TO LET

**PROMINENT, REFURBISHED INDUSTRIAL/WAREHOUSE UNIT
IN AN ESTABLISHED LOCATION**

21,886 sq ft

› Due To Be Fully Refurbished › 1 Mile To J27/M62 & 2 Miles To J2/M621

LOCATION

Leeds 27 Industrial Estate is strategically situated less than 1 mile from J27 of the M62 motorway and approximately 2 miles from J2 of the M621 motorway. The estate itself is situated directly off Bruntcliffe Lane which in turn connects directly to the A650 Bruntcliffe Road.

SITUATION

Unit 2 is situated prominently on the corner of Bruntcliffe Lane and the main estate road Bruntcliffe Avenue.

The Leeds 27 Estate is home to a number of well known occupiers including AAH Pharmaceuticals, Morley Glass, Puma Sports and the wider location is home to businesses including UK Mail, Downton Logistics and Yodel.

Local amenities include an ASDA Superstore, Travelodge Hotel and the J27 Birstall Retail Park.



DESCRIPTION

The property comprises a modern steel portal frame warehouse/distribution unit with an adjoining 2 storey office block.

Specification highlights include:-

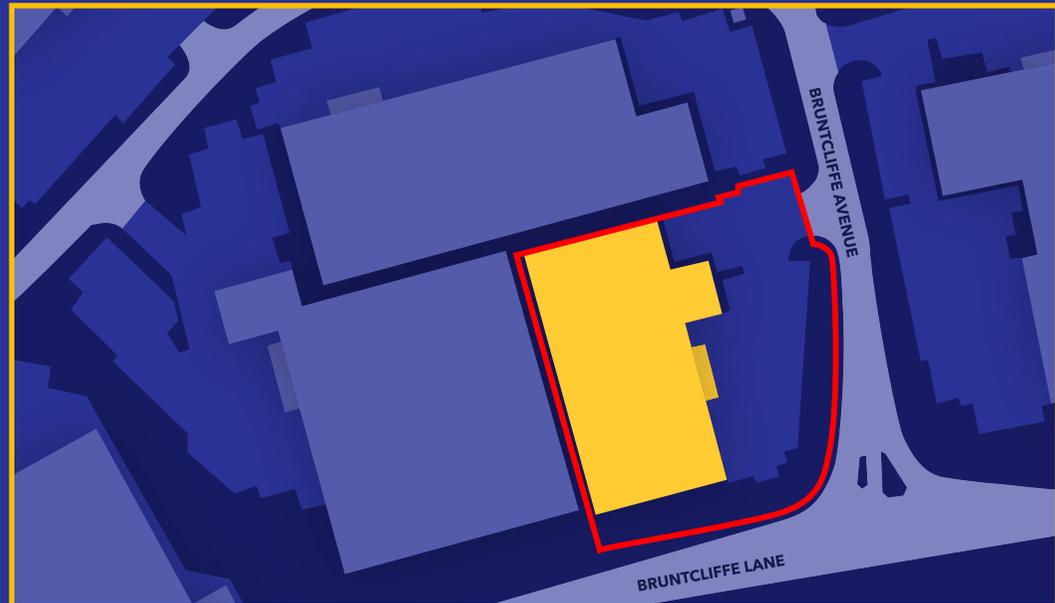
- › **2 Ground Level Sectional Loading Doors**
- › **Eaves High 6.1m To Haunch**
- › **Fully Lit Warehouse Area**
- › **High Quality Ancillary Office Accommodation With M&F Toilets And Kitchen**
- › **External Loading Canopy**
- › **Fully Secure Site With Electric Gate**
- › **Parking For 20 Cars**



ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition), the property provides the following gross internal areas:

	sq ft	sq m
Warehouse	19,480	1809.7
Ground Floor Office	1,203	111.8
First Floor Office	1,203	111.8
Total	21,886	2,033.3



21,886 SQ FT

RATEABLE VALUE

Warehouse and Premises.
RV £95,000.

EPC

The property has been assessed as having an energy performance asset rating of C63.
The full certificate is available upon request.

TERMS

The property is available by way of a new full repairing and insuring lease.

LEGAL COSTS

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

VAT

VAT is chargeable at the prevailing rate.



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