

TO LET - INDUSTRIAL / WAREHOUSE

# UNIT 6&7, LEEDS TWENTY-SEVEN INDUSTRIAL ESTATE

J27/M62, Bruntcliffe Avenue, Morley, Leeds, LS27 0LL



## Key Highlights

- Total 118,453 sq ft
- Approx. 8m Eaves height
- Self-contained detached yard with separate car parking area
- Two adjoining units available individually or combined
- Total 6 Ground level loading doors
- Located 1 mile from J27 of M62 and M621

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## Description

Unit 6&7 are two modern detached industrial warehouses adjacent to each other constructed in the early 1990's with ancillary offices and extends to 118,543 sq ft (11,013 sq m). The units benefits from the following specification:

- Steel portal frame construction with profile sheet clad elevations and roof with translucent roof lights;
- Eaves height of approximately 8m;
- Total 6 ground level loading doors;
- Self-contained detached yard with separate car parking area;

## Location

Leeds 27 is strategically located 1.6 km (1 mile) from Junction 27 of the M62 and M621, approximately 8 km (5 miles) to the south of Leeds city centre. From J27, the estate is accessed via the A650 Wakefield Road and the A643 Bruntcliffe Lane, which leads onto the main estate road. Junction 27 of the M62 provides unparalleled motorway access to the country's national road infrastructure via the M1 and A1(M) to the East and the M6 to the West. The motorways in turn link into the region's major rail, sea and air freight terminals.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Unit - 6	53,118	4,934.82
Unit - 7	65,425	6,078.18
<b>Total</b>	<b>118,543</b>	<b>11,013</b>

## Viewings

Viewings are strictly by appointment only through Savills.

## Terms

The property is available on a leasehold basis. Further details on rent are available upon application.

## EPC

Unit 6: EPC C73, Unit 7: EPC D 82 - A full copy of the Energy Performance Certificate is available upon request.

## Legal Costs & VAT

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

## Contact

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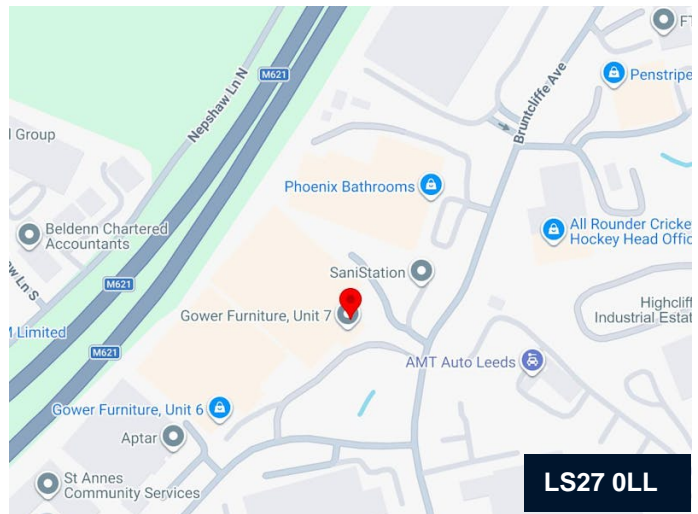
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