



1st Floor Unit 3 - Cliffe Park

Bruntcliffe Road, Morley, Leeds, LS27 0RY

Available To Let - A range of high quality fully refurbished office space on an well established and accessible business park.

1,904 sq ft
(176.89 sq m)

- A popular & well established business park
- Easy access to the motorway network
- A range of offices available
- Suspended ceilings incorporating LED lighting
- Air-conditioning
- Excellent car parking ratios

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Summary

Available Size	1,904 sq ft
Rent	£15 per sq ft
Business Rates	N/A
Service Charge	TBC
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.30 per sq ft
EPC Rating	C (53)

Description

Empower your business with sustainable space! Unit 3 FF, Cliffe Park is available now & comprises firstfloor accommodation to let providing 1904 sqft of office space. The recently refurbished two-storey building includes a kitchen area, WC's located on both floors and access via stairs.

A 10kW(p) cutting edge solar installation has been incorporated in the renovation, allowing an occupier to embrace energy efficiency and environmental responsibility in a modern workspace.

Cliffe Park is a well-established complex consisting of 12 excellent quality office units set within landscaped grounds complete with private parking on site.

The offices have been extensively refurbished, where they have become available, to provide a contemporary, “best in class” solution. New kitchens, toilet facilities, carpeting and LED lighting are standard. Air conditioning is provided as standard.

Location

Cliffe Park is a popular and well-established Business Park comprising 12-self-contained office buildings totalling over 65,000 sq ft all set within landscaped grounds with ample car parking. The park is prominently situated fronting Bruntcliffe Road (A650) close to its intersection with the M621 at Junction 27. The location provides excellent transport links situated just five miles from Leeds City Centre.

Accommodation

The available accommodation comprises the following:

Name	sq ft	sq m	Availability
1st - Unt 3 - 1st Floor	1,904	176.89	Available
Total	1,904	176.89	

Specification

The available office suites at Cliffe Park have been subject to a comprehensive refurbishment offer a modern, air conditioned working environment benefit from:

- Air conditioning
- Suspended ceilings incorporating LED lighting
- Gas fired central heating;
- Full carpeting and decoration;
- Sealed unit double glazing;



Viewing & Further Information



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DDA access and facilities;
Monitored CCTV system;
Excellent car parking ratios
PV System
EV Charging System

Terms

The offices are available to let on a new lease for a term to be agreed. Rent is payable quarterly in advance and is exclusive of VAT, rates and other charges.

The Service Charge is payable quarterly in advance with the rent which provides services to the building as well as the upkeep of the estate.

Insurance is charged separately