

27 BRUNTCLIFFE AVENUE

LEEDS 27 INDUSTRIAL ESTATE,
LEEDS, LS27 0LL

JUNCTION 27 M62

UNIT 2

DETACHED WAREHOUSE WITH OFFICES / SECURE YARD / M62/M621 INTERSECTION
21,824 SQ FT (2,027 SQ M)
TO LET

TO BE FULLY REFURBISHED

Boundary for indicative purposes only.

KEY HIGHLIGHTS

- 21,824 sq ft
- To be fully refurbished
- 6m Eaves height
- Secure yard and dedicated parking area
- 1 mile from J27 of the M62 motorway
- 5 miles to southwest of Leeds city centre
- Air conditioned/ central heated office accommodation

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DESCRIPTION

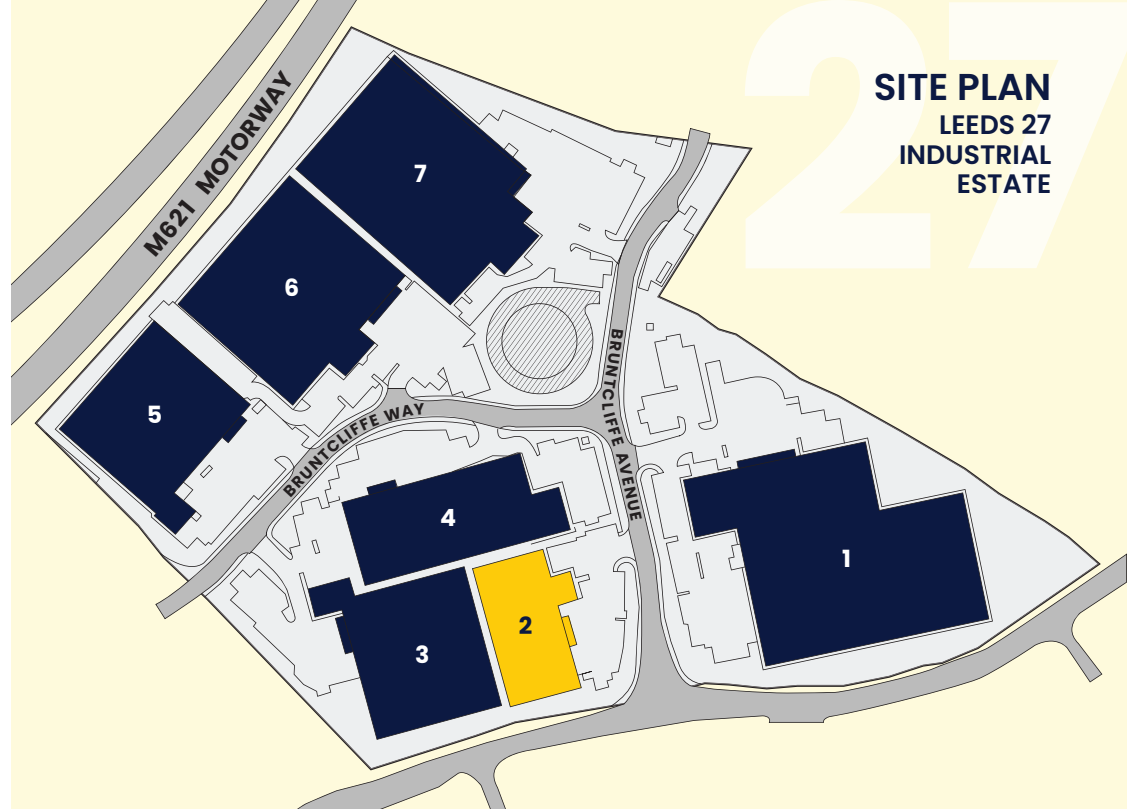
The property comprises a detached warehouse of a steel portal frame construction. The warehouse is arranged over a single floor with ancillary ground floor and first floor offices including the following specification.

- **Secure service yard**
- **2 x ground level loading doors**
- **21 dedicated parking spaces**
- **6m to eaves**
- **3 phase electricity supply - 280 KVA**
- **WC and welfare facilities**
- **Offices with air conditioning**

ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	AVAILABILITY
Ground - Warehouse	19,514	Available
Ground - Office	1,155	Available
1st - Office	1,155	Available
TOTAL	21,824	



SITE PLAN
LEEDS 27
INDUSTRIAL
ESTATE



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LOCATION

The Property is located at the intersection of Bruntcliffe Way (A643) and Bruntcliffe Avenue at the heart of Leeds 27 Industrial Estate. The industrial estate is close to Junction 27, M62/M621 intersection, providing direct access to the major regional conurbations and the motorway network.

The Junction 27 locality is a well-established commercial location which reflects its strategic position between Leeds and the M62 / M621 motorways. It is considered a prime location for industrial, retail and leisure uses. To the north of the junction are the established Gildersome Spur, Overland and Treefield Industrial Estates, where occupiers include Orange, Halifax and Next.

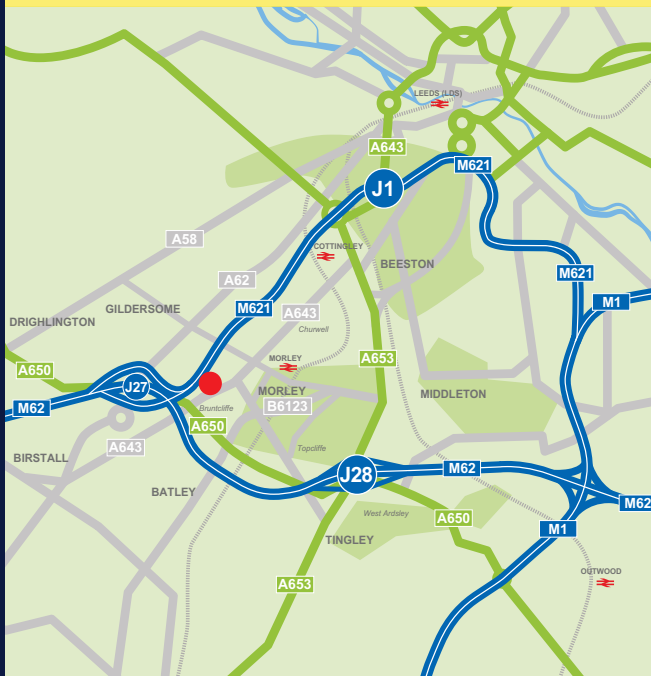


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1 MILE FROM JUNCTION 27, M62/M621 INTERSECTION – PROVIDING DIRECT ACCESS TO THE MOTORWAY NETWORK



EPC RATING

C-63.

BUSINESS RATES

Rateable value: £113,000.

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