



To Let - Unit 3a, Antler Complex

Bruntcliffe Way, Morley, Leeds, LS27 0JG

Property Features

- Ground Floor office suite comprising 984 sq. ft.
- Dedicated on-site parking within a secure barrier control car park
- Flexible lease terms available
- Easily accessible from the M62/M621 and Leeds city centre

Location

The Antler Complex is a well established business Park, conveniently located in Morley just minutes from the intersection of the M62 and M621 at Junction 27 of the M62. The location provides easy connections to the motorway network and other West Yorkshire centres including Bradford, Huddersfield and Wakefield. Leeds City Centre is located approximately five miles away with Morley town centre and its associated amenities less than a mile away.

Description

Unit 3a comprises a semi-detached 2-storey office building within which the ground floor accommodation is available to let. The suite benefits from a modern specification that includes a suspended ceiling with recessed CAT II lighting, gas-fired central heating (including a brand new boiler) and electrically operated roller shutters.

Features

- Open plan office suite
- Suspended ceilings with Cat II lighting
- Gas fired central heating
- Kitchenette to be fitted by the landlord
- Own WC's serving the suite
- Security alarm
- Electrically operated security shutters

Car Parking

3 allocated parking spaces are available within the secure, barrier accessed car park.

Business Rates

The unit currently has a single rating assessment and as such the premises will need to be reassessed for rating purposes upon completion of a new letting.

Service Charge

The tenant will be required to pay a service charge for the running of the common areas of the building and estate.

Accommodation

The ground floor office suite comprises a net internal area of approximately **984 sq ft** (91.41 sq m)



Lease Terms

The suite is available by the way of a new lease for a term of years to be agreed at a competitive quoting rent of **£9,750 + VAT per annum**.

VAT

All rents are quoted exclusive of VAT if applicable.

EPC

The building has an EPC rating of D (78)

To arrange a viewing or for further information:

Alex Jowett

0113 234 1444

ajowett@wsbproperty.co.uk

Robin Beagley

0113 234 1449

rbeagley@wsbproperty.co.uk

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