



Michael Steel & Co
PROPERTY CONSULTANTS

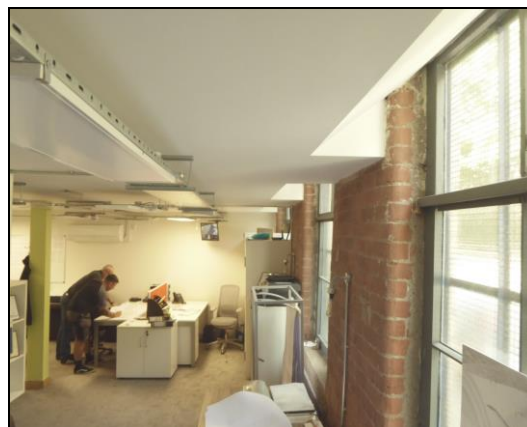
FOR SALE/may let

**FACTORY/WAREHOUSE
& REFURBISHED OFFICE
ELEMENT**

REDEVELOPMENT POTENTIAL (STP)

STATION ROAD, MORLEY, LEEDS, LS27 8JT

549.61 m² (5,916 sq ft)

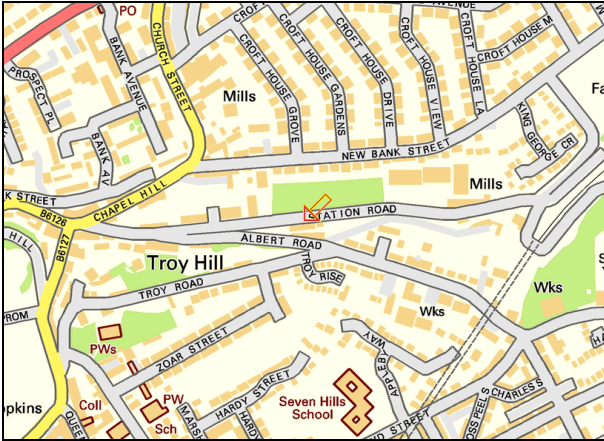


- Close to Morley Station and town centre and railway station
- Newly refurbished office content of 76.09m² (819 sq ft)
- Potential for development for a cross section of uses including residential (STP) – a scheme for 8 apartments has been prepared (and plans are available)

0113 2348999

Location

The premises are located fronting Station Road, close to its junction with Albert Street, approximately 0.25 miles to the east of Morley town centre, a short distance from Morley Train Station and accessible to the main road and motorway network. The property is located within an area of mixed land use, adjacent to residential.



Description

The premises have recently been refurbished in part to form good quality ground floor office accommodation with feature lighting, exposed trunking, electric heaters, air management system and partitioning forming ladies and gents toilets, kitchen and general offices – within the three storey former mill building with single and two storey extensions. The upper floors have been extensively stripped of their installations in readiness for refurbishment/development.

Accommodation

Building	Floor	Description	M ²	(sq ft)
1	3	Offices & Stores	121.76	(1,311)
1	2	Private office & stores	121.76	(1,311)
1	1	Factory/ Workshop	121.76	(1,311)
Extension	2	Canteen	17.59	(189)
Extension	1	Works office	17.59	(189)
Factory	SS	Split level manufacturing	149.15	(1,605)

Total Gross Internal Floor Area **549.61m² (5,916 sq ft)**

Services

Mains three phase electricity, gas, water and drainage are connected to the property. The premises have independent electric heaters and an air heat pump installation to part. Prospective purchasers must satisfy themselves with regard to condition and capacity of services and installations.

Rating

We are informed through the Valuation Office website the premises are assessed for Business Rates as follows:-

Workshop & Premises **RV £14,250**

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses. Businesses with assessments at or below £17,999 benefit from relief and their National UBR for 2018/19 is 48p in the £.

Tenure

Freehold.

Price

Offers in the region of £225,000.

Lease Terms

Applications to lease on a tenants full repairing and insuring basis may be considered.

A rent in the order of £18,750 Per Annum Exclusive is envisaged.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

VAT

The price is exclusive of VAT, if applicable.

Energy Performance Certificate

The property has an EPC energy rating of G (151).

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

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Our Ref: 1726/A/S
June 2019

Subject to Contract