

Office Space To Let



3a Antler Complex
Bruntcliffe Way
Morley
Leeds
LS27 0JG

Bradley Hall

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6 Park Place, Leeds LS1 2RU



Key info



Asking Rent:
£13,800 per
annum (£14 psf)



Modern Ground
Floor Office
Space



Located just off
the M62



Established
Office Complex



Good quality
specification
with a self-
contained fitted
kitchenette and
W/C facilities



Size
91.6 m²
(986 ft²)



EPC Rating C

Location

The property is situated within the Antler Complex on Bruntcliffe Way, just off Bruntcliffe Road (A650) in Morley, approximately 6 miles south-west of Leeds city centre. The estate occupies a prominent and accessible position within a well-established commercial area, benefitting from excellent road connections to the wider West Yorkshire region.

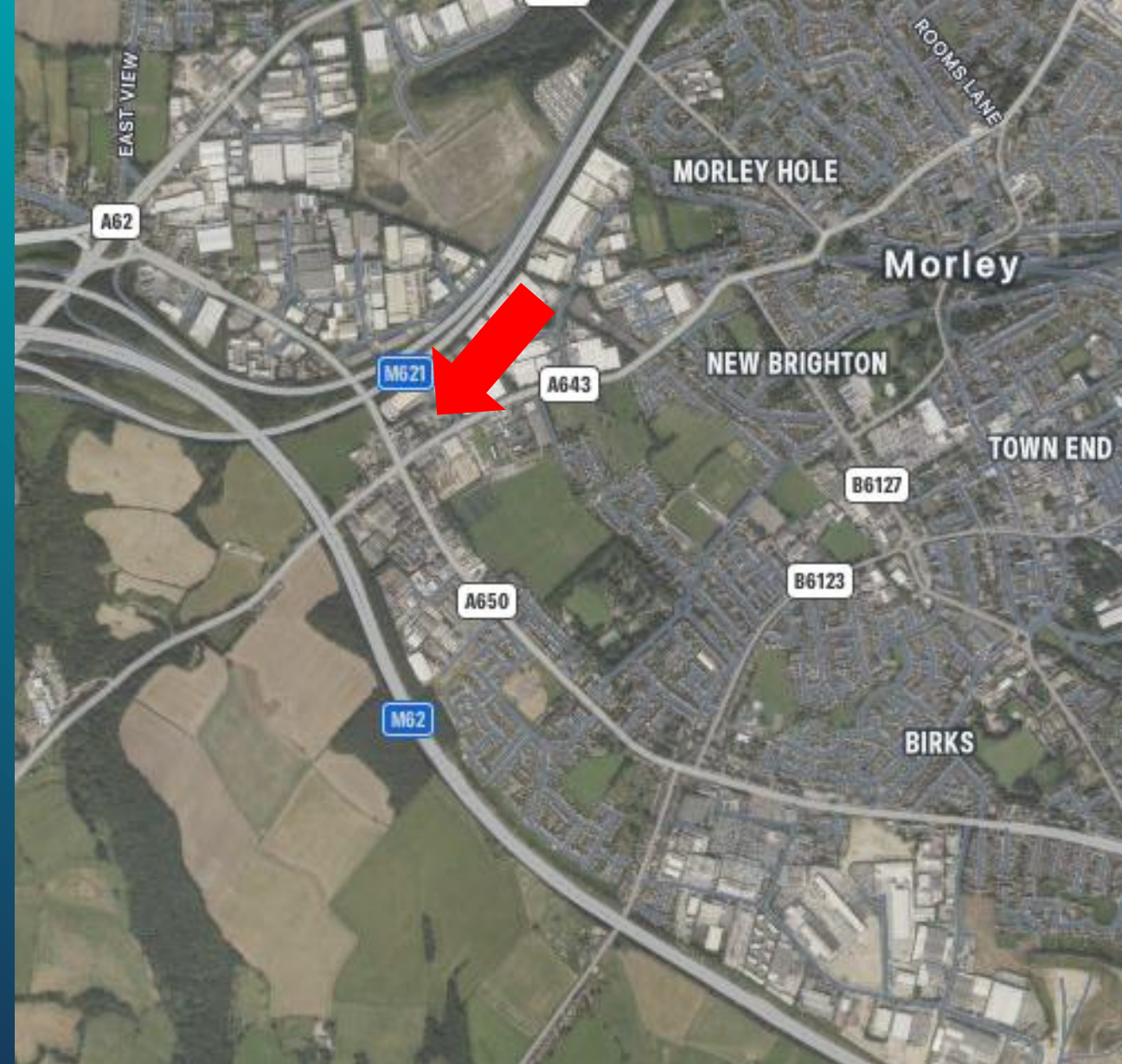
The location provides immediate access to Junction 27 of the M62 motorway, linking with the M621 and M1, making it ideal for businesses requiring convenient regional and national connectivity. Morley town centre is close by, offering a range of amenities including supermarkets, cafés, banks and other local services.

Description

3A Antler Complex comprises a modern two-storey office building of brick construction with double-glazed aluminium-framed windows and a pitched tiled roof. The property forms part of a well-maintained business park setting, benefitting from dedicated on-site car parking.

Internally, the accommodation provides a mix of open-plan and cellular office space finished to a good specification, including suspended ceilings with inset LED lighting, carpeted floors, gas central heating, air conditioning and perimeter trunking for data and power distribution. The suite benefits from good levels of natural light throughout, creating a pleasant working environment.

Additional features include a reception entrance, self contained fitted kitchenette and WC facilities. The layout offers flexibility to suit a range of professional occupiers such as SMEs, service-based businesses, or regional offices.



Accommodation

Accommodation				
Description	Floor	Basis of Measurement	Measured floor areas (approx.)	
			Sq. M	Sq. Ft
Office	Ground	Net Internal Area	91.6	1,986
Total	Ground	Net Internal Area	91.6	1,986

EPC

EPC Rating C

Business Rates Assessment

Offices and premises Rateable Value: £8,900

Terms

The property is available To Let on a new lease for a term of years to be agreed.

Rent

£13,800 per annum exclusive

VAT

The rent is quoted exclusive of any VAT that may be payable.





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Legal Costs

Each party is to bear their own legal costs involved in this transaction.

Money Laundering Regulations

In accordance with the Anti-Money Laundering regulations, the purchaser will be required to provide two forms of identification.

For all enquiries and viewing arrangements please contact the sole letting agent:

Henry Bowers BSc (Hons)

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