

Industrial

UNIT 7 | HOWLEY PARK INDUSTRIAL ESTATE

Howley Park Road E, Morley, LS27 0BN

UNIT 7 | 1,404 SQ FT

Industrial Unit

Unit 7 provides 1,404 sq ft of functional industrial accommodation, suitable for a range of trade, storage or light industrial uses. The unit benefits from a practical layout with roller shutter access and integrated office space, set within a well maintained estate offering good circulation and servicing space.

Located within Howley Park Industrial Estate, approximately nine miles southwest of Leeds city centre, the unit enjoys excellent connectivity via Junction 27 of the M62, providing access across West Yorkshire and to Manchester, Liverpool and Hull. Nearby occupiers include Asda, Pudsey Transport and Renault Trucks, reinforcing the estate's established industrial character.

Service/maintenance charges and insurance payable for this unit are to be confirmed.

Lease Type

New



Unit Summary

- ☒ Ideal Trade Counter Units
- ☒ Close to Transport
- ☒ Roller Shutter Door
- ☒ Car Parking
- ☒ Office Accommodation
- ☒ Well Maintained Estate

View Floor Plans



	Per Annum	Per Sq Ft
Rent	£20,709.00	£14.75
Rates	£6,861.25	£4.89
Maintenance Charge	£3,173.04	£2.26
Insurance	£280.80	£0.20
Total Cost	£31,024.09	£22.10

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

→ For more info please visit: unit.info/U6P0100161

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Location

Located with immediate access to Junction 28 of the M62, and just 1.5 miles from Junction 27, Howley Park Industrial Estate offers excellent connectivity to Leeds, Bradford, and the wider UK logistics network.



Road
M62: 1 mile



Airport
Leeds Bradford Airport: 14 miles



Rail
Morley Station: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (56)



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Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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