

COMMERCIAL



TO LET WORKSHOP PREMISES

GIA 155.7 m² (1,676 sq ft) approx.



**UNIT 4 CRANK MILLS
NEW BANK STREET
MORLEY
LS27 8NT**

- Forms part of a Grade II Listed Mill complex
- Characterful workshop premises with exposed ceiling and beams
- Would prove suitable for a number of trades/uses subject to necessary consents

MISREPRESENTATION ACT 1967

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UNIT 4 CRANK MILLS, MORLEY, LS27 8NT



LOCATION: Crank Mills is located circa $\frac{3}{4}$ mile west of Morley town centre. It fronts Station Road close to the train station but accessed from New Bank Street to the north side of the complex. The M621/M62 motorway networks are easily accessible.

DESCRIPTION: Workshop premises to **first floor** under a pitched roof with exposed ceiling and wooden beams. Accessed by external metal staircase and personnel door. Open plan floor plate with natural light from extensive windows to front and rear elevations. WC facility to one corner.

GIA: 155.7m² (1,676 sq ft) approx.

Externally there is a small, hard standing yard to the front with limited number of car parking spaces.

SERVICES: Main services for electricity, water and drainage are connected to the property. None have been tested and no warranties given.

RATING: The Rateable Value is to be confirmed with VOA.

It is expected to fall within the **100% small business rates relief**. Interested parties should make their own enquiries with Leeds City Council regarding the amount payable.

RENT: £975 per calendar month exclusive

LEASE: Available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

EPC: Cert No. 1971-5216-9240-7027-8616 Rating: 104 'E'

VIEWING: By appointment through this office:
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