

SIXTY2

BRUNTCLIFFE WAY, MORLEY, LEEDS, LS27 0JG

TO LET

64,603 SQ FT
(6,001.88 SQ M)



READY FOR OCCUPATION Q3 2020

JUNCTION 27 / M62

LOCATION



Sixty2 is a 64,603 sq ft industrial / distribution warehouse that is strategically located at J27 / M62, 5 miles from Leeds city centre

Sixty2 is situated within the Leeds 27 industrial estate, a prime industrial location in West Yorkshire. The unit is strategically located within 0.7 miles of Junction 27 of the M62 / M621 intersection. Access to Sixty2 is off Wakefield Road (A650) which links to Bruntcliffe Lane (A643) then directly onto Bruntcliffe Way.

Sixty2 benefits from excellent links to the local and national motorway networks (M621, M1, M62) and is situated 5 miles from Leeds city centre. The area is home to well known local and national occupiers such as DHL, Aptar UK, TNT and New Day.



ACCOMMODATION

	Sq ft	Sq m
Warehouse	59,570	5,534.24
Ground Floor Offices	5,033	467.64
TOTAL	64,603	6,001.88



Specification

- 7.1m to eaves
- 2 ground level access doors
- Raised internal dock level loading area with 2 doors
- Racking to accommodate 3,612 pallet spaces with capacity to increase
- Motion sensed LED warehouse lighting
- Heated warehouse
- High quality ground floor office accommodation and welfare facilities
- Secure service yard and separate car parking



SIXTY2

Services

We have been advised that Sixty2 benefits from all main services including gas, water and electricity. Sixty2 currently benefits from up to a 1,000 kVA power supply. Further information can be provided on request.

Planning

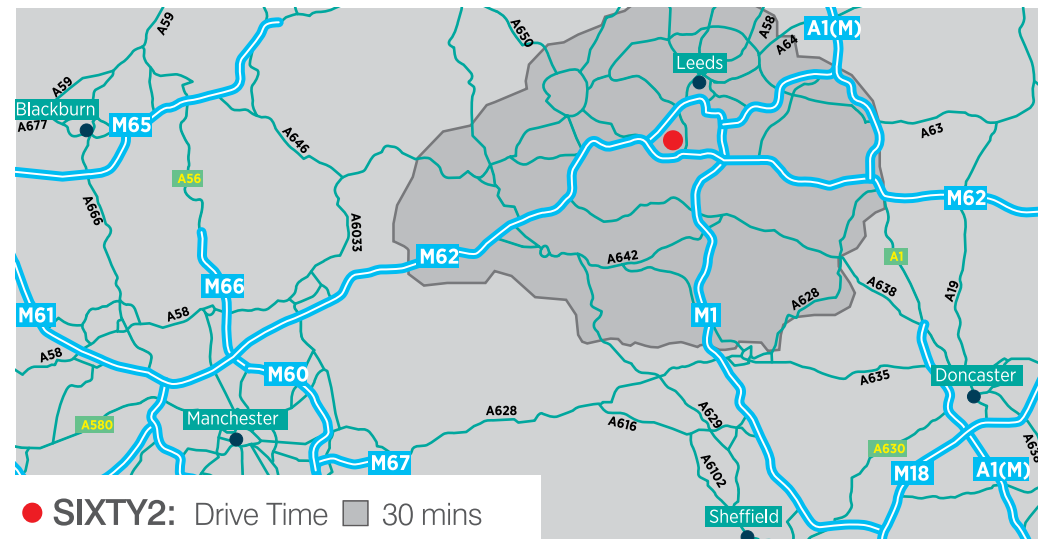
Sixty2 has consent for uses B1(c) B2 and B8 which allows for warehouse/distribution and manufacturing.

EPC

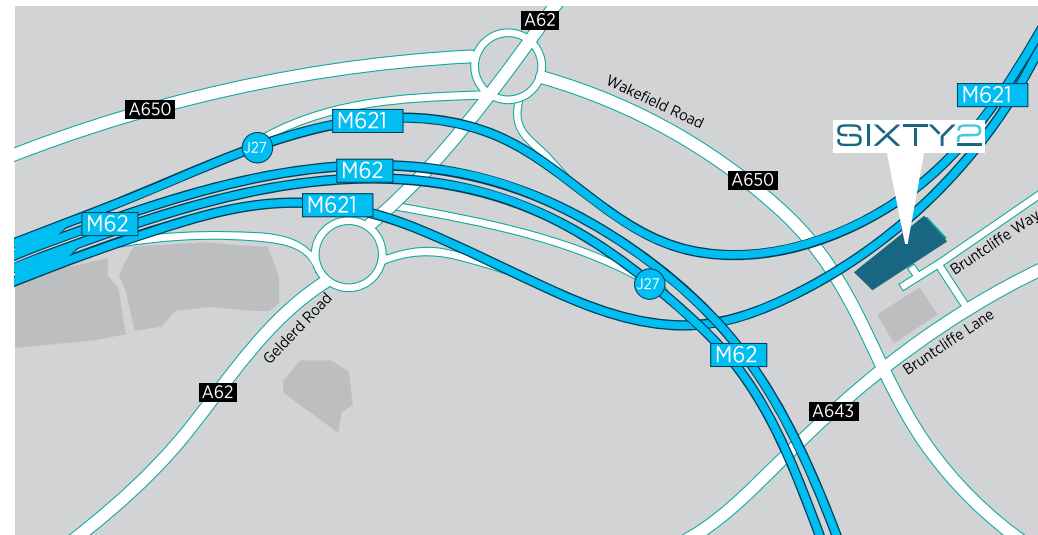
The property has an EPC rating C. A copy of the certificate is available on request.

Terms

Sixty2 is available by way of a new Full Repairing and Insuring lease on terms to be agreed.



● SIXTY2: Drive Time ■ 30 mins



SUBJECT TO CONTRACT Disclaimer: CBRE Limited, January 2020

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For any further information or to arrange an inspection of the property please contact

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