



Cliffe Park  
Business Park

**TO LET**

OFFICE WORKSPACE 1,190 TO 12,120 SQFT



# CLIFFE PARK

BUSINESS PARK

High quality office space on an established business park - conveniently positioned in SW Leeds close to J27 of the M62.

*Space2Work*



**Cliffe Park**  
Business Park

## HIGH QUALITY CONTEMPORARY WORKSPACE

Cliffe Park is a well established Business Park set within landscaped grounds with ample parking available. The Park offers more than 65,000 sqft in total and is ideally located close to J27 of the M62/ M621 intersection.



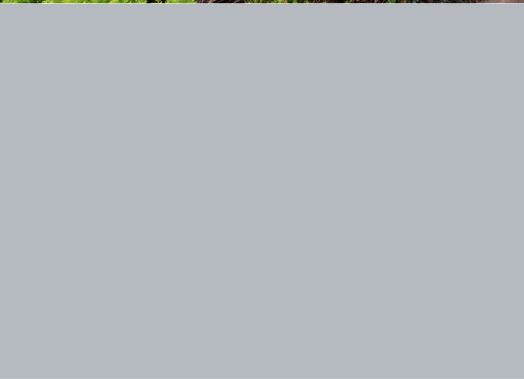
## THE WORKSPACE

### Newly Refurbished High Quality Office Space Ranging from 1,190 – 12,120 Sqft

Cliffe Park is a modern office park constructed to a high standard with brick elevations, double glazed aluminium windows and tiled roofs providing open plan office space. The buildings offer a stylish office solution for all businesses.

The offices have been extensively refurbished, where they have become available, to provide a contemporary, “best in class” solution. New kitchens, toilet facilities, carpeting and LED lighting are standard. Air conditioning is provided as standard.





CONTACT  
OUR  
TEAM

**0800 433 7000**  
[INFO@S2W.UK](mailto:INFO@S2W.UK)

## Key Features

- Air conditioning
- Contemporary carpeting
- Contemporary kitchens and bathrooms
- Suspended ceilings inc LED lighting
- Generous allocated on-site parking
- Superfast broadband available
- Gas fired central heating
- Full access raised floors
- Full DDA access and facilities
- Male, female and disabled toilets
- Remote access CCTV

## Terms

Terms and viewings are available on request directly from our team or our joint agents detailed on the back cover.

## Location Metrics

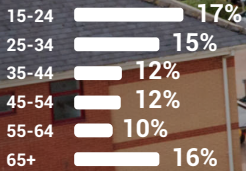
Population

Employment  
Level

793, 100

79%

Demographic



Source: Nomisweb

Morley Train Station  
1.5 mi



Generous Parking Allocation  
282 Spaces in Total

Matured landscaped setting

## THE LOCATION

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## Motorway Location to the South West of Leeds City Centre.

Cliffe Park Business Park is situated 6 miles to the South West of Leeds City Centre with routes into the City Centre available via Gelderd Road or the nearby M621. Morley station lies 1.5 miles to the East providing direct access to Leeds in 10 minutes.

Located on Bruntcliffe Road near Morley, the area is a well established business district and benefits from the substantial nearby J27 retail park 1.5 miles to the West providing a variety of retail and food options and Morley Town Centre with local shops and cafes 1.5 miles to the East.

### Work space sizes

1	7,834 <sup>(1)</sup>	2	3,255	3	3,795	4	2,863	5	5,470
6	1,964	7	2,430 <sup>(2)</sup>	8	4,791 <sup>(2)</sup>	9	5,111	10	5,761 <sup>(2)</sup>
11	2,564 <sup>(2)</sup>	12	12,116 <sup>(1)</sup>						

(1) 3 floors available separately (2) 2 floors available separately



J27 Retail park  
1 mi

Argos  
Boots  
Nero  
Costa Coffee

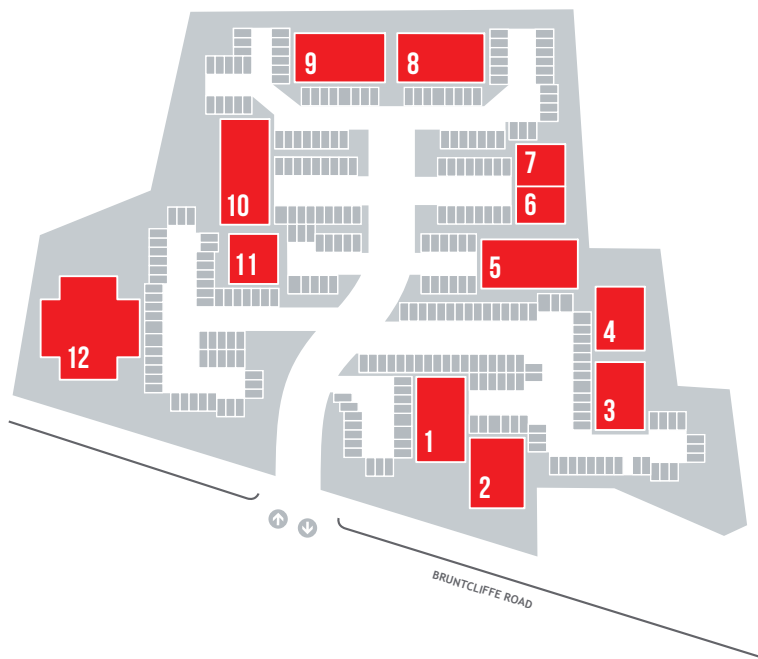
TK Maxx  
WH Smith  
Showcase Cinema  
IKEA

Dwell  
M&S  
Next

Leeds Bradford Airport  
13.5 mi



### Site Plan



### Transport Links

**Car**  
M62 Junction 27 M621  
Intersection:  
½ mile

**Airport**  
Leeds Bradford Airport  
13.5 miles  
Manchester Airport  
56 miles

**Train**  
Morley Station 1.5 miles  
10 minutes to Leeds

**Bus**  
Nearby Bus Stop  
Morley 15 minutes  
Batley 17 minutes  
Leeds 40 minutes



**WHATEVER  
YOUR  
BUSINESS  
SPACE  
NEEDS  
WE'RE  
HERE  
TO  
MAKE  
IT  
HAPPEN**

**CALL OUR TEAM NOW  
ON 0800 433 7000**



*Space2Work*





Space2work has been providing businesses like yours with inspirational, flexible workspace solutions for more than two decades.

We share the passion and entrepreneurial spirit that characterises our clients and we offer work spaces that are tailored to fit your needs.

Our simple, fair and flexible approach delivers great spaces, simple leases and quick access to your new workspace, so you can focus on running your business.

We help make your vision a reality by delivering the right space for your business to grow.

## Why Choose Space2Work as Your Workspace Provider?

### Dedicated Support Team

From your initial search to completing the formalities, moving in and throughout the term of your occupation our dedicated in-house team are there to ensure things run smoothly, so you can focus on the important things in your business.

### Straight Talking

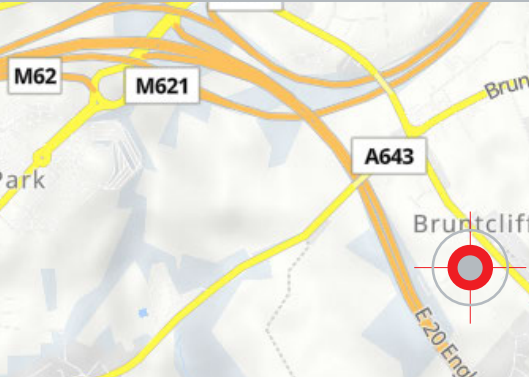
We deal with our customers in the way we like to be treated.

We provide great space, simple leases, quick access and ongoing support from our in-house management team.

### Setting The Standard

Whatever we're doing, we aim to be best in class. We are committed to the best practice in our sector.

We strive to provide the best workspace offering in the market and the best service to our customers.



**CLIFFE PARK BUSINESS PARK  
BRUNTCLIFFE ROAD, MORLEY, LEEDS LS27 0RY**

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TEAM**

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*Space2Work*

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