



Unit 16C
Deanfield Mills
Asquith Avenue
Morley, Leeds
LS27 9QS

Rental:
£8,000 per annum

Adair Paxton EST 1859
Property Specialists

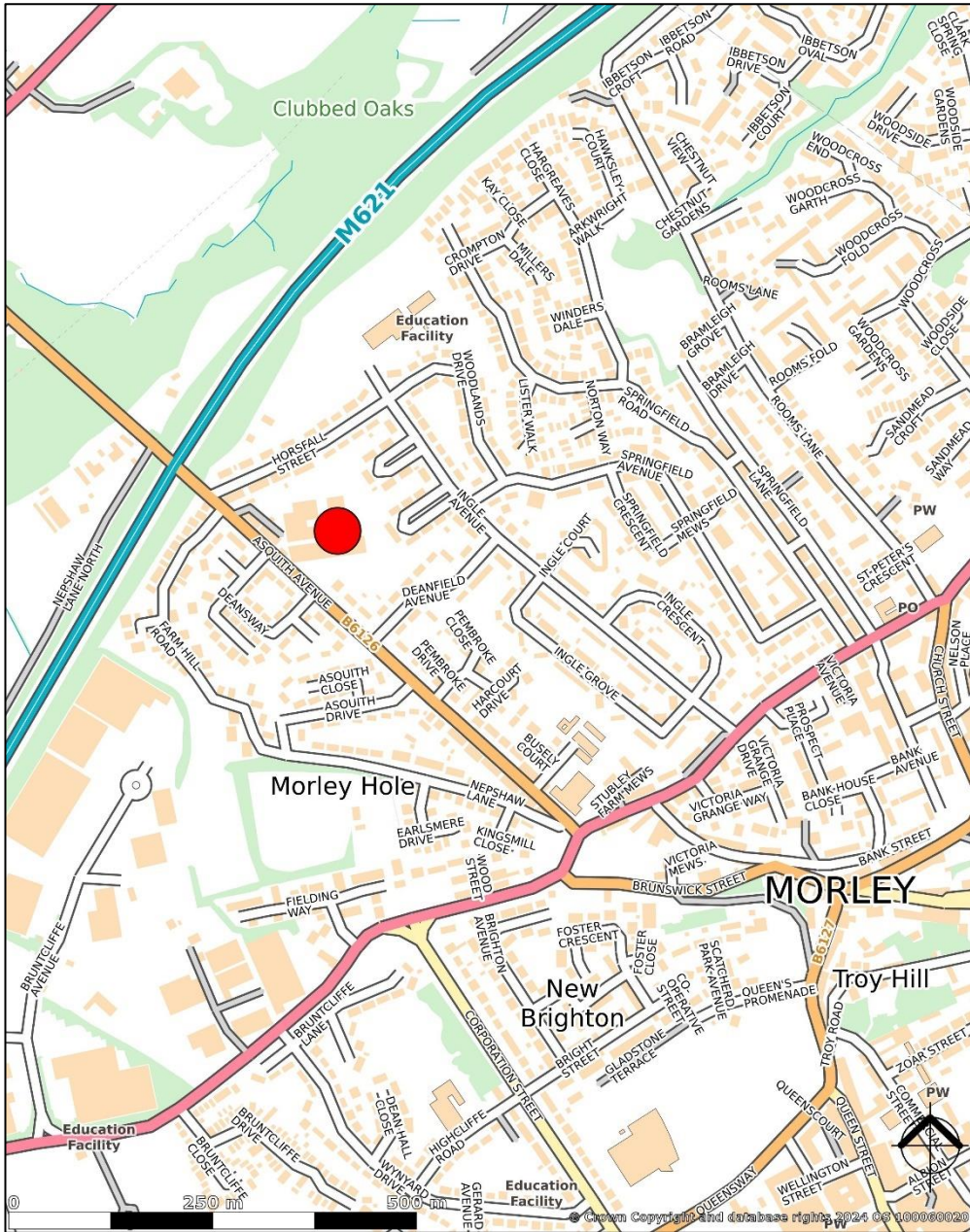
TO LET

**FIRST FLOOR OFFICE /
WORKSHOP
PREMISES**

Approx. 1807 Sq Ft

(168 Sq M)

- Self-Contained First Floor Unit
- Approx. 5 Miles South of Leeds City Centre
- Meeting Rooms
- WC and Kitchen Facilities
- Gas Fired Central Heating
- Communal Car Park



Location

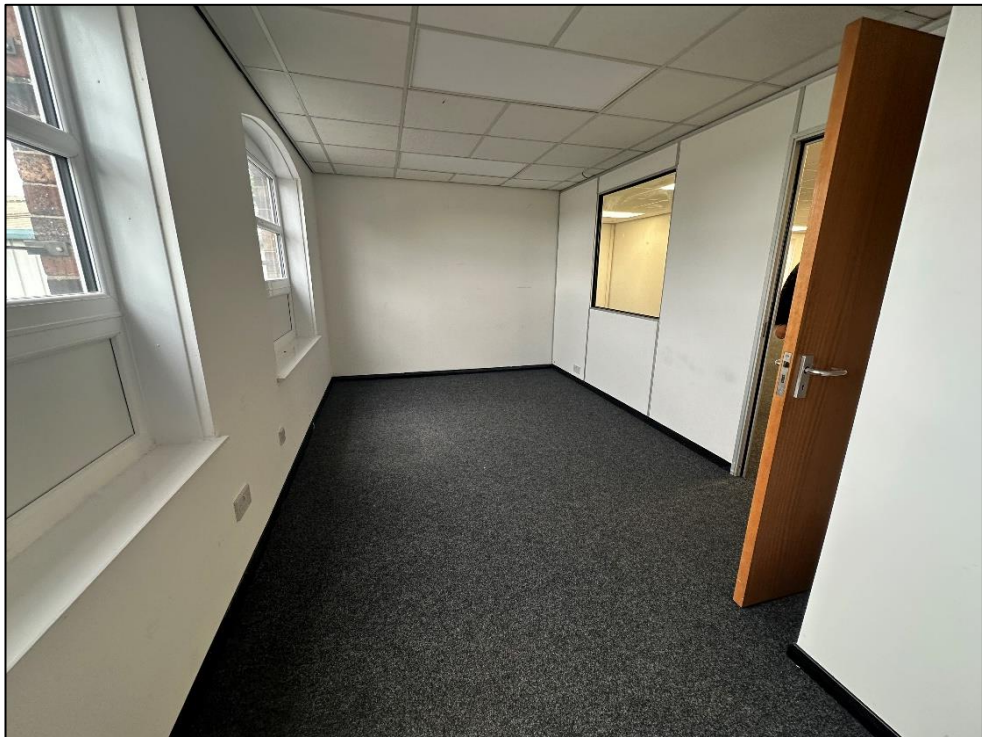
Deanfield Mills is situated on Asquith Avenue, approximately 1 mile to the north of Morley town centre. The property location is easily accessible by car and is positioned in very close proximity to the M621 and M62 motorway networks. There is also a variety of local bus networks surrounding the estate and Morley train station is approximately 1 mile to the East.

Description

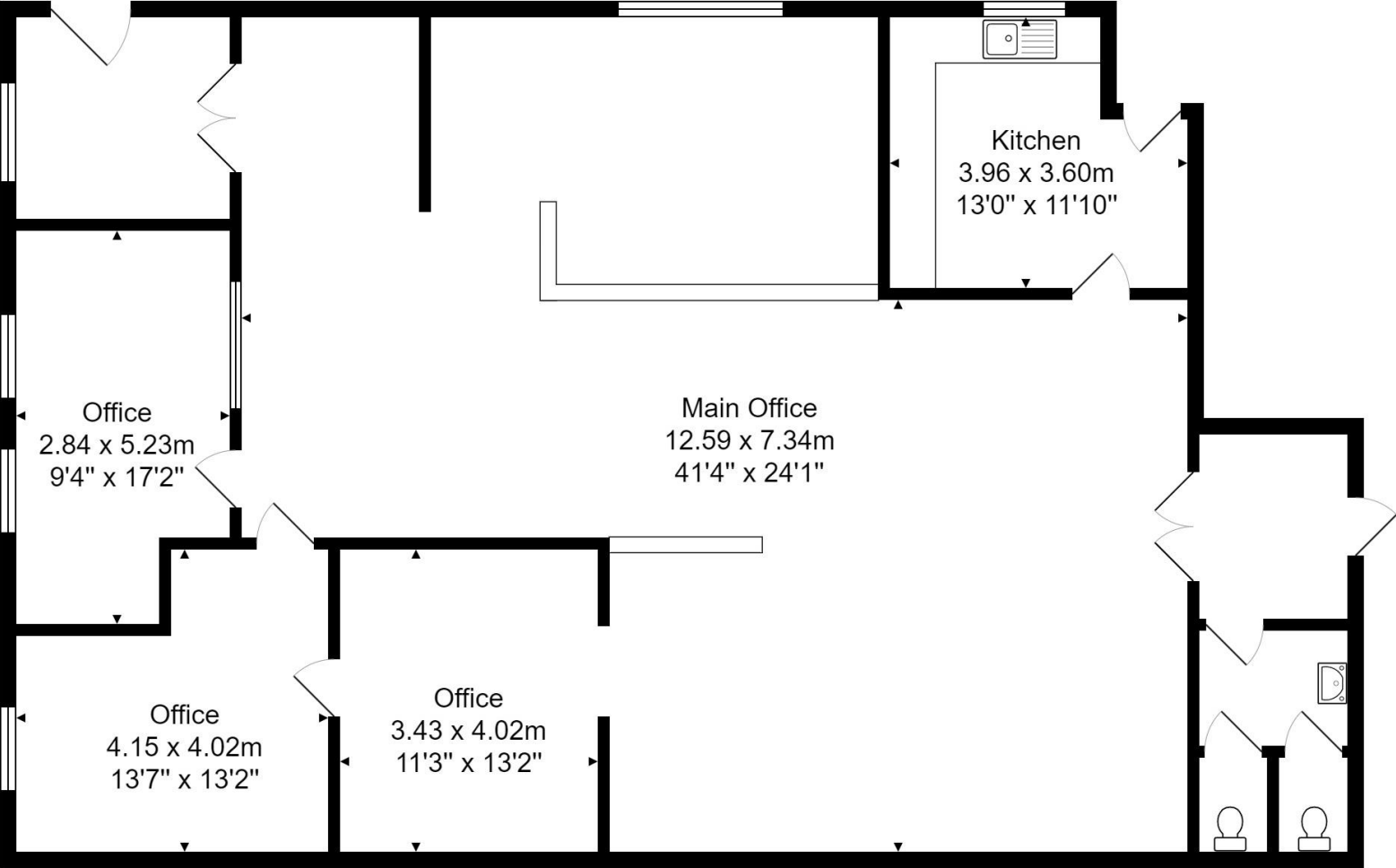
Unit 16C, situated at the heart of Deanfield Mills multi-occupied commercial estate, is accessed through the main estate car park via an external staircase from within a shared yard to the rear of the property. The suite benefits from a largely open plan office space that includes separately partitioned office accommodation, Meeting / Storage rooms, kitchen and WC facilities. Externally the property benefits from a large, gated communal car park.

Accommodation

Measured in accordance with the RICS Property Measurement (Incorporating Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate gross internal floor area of 1,807 Sq Ft (167.9 m²).



Floor Plan



Floor plan for illustrative purposes and not to be relied upon

Terms

The unit is offered on a new effective repairing and insuring lease at an asking rental of £8,000 per annum plus VAT.

VAT

The property has been elected for VAT which will be payable.

Business Rates

According to the Valuation Office Agency, the property currently has a rateable value as per 2023 Rating List of £3,600. Interested parties are advised to direct further enquiries to the local authority.

EPC

The property possesses an EPC rating of C – 52.

Legal Costs

Each Party to be responsible for their own legal costs incurred in any transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the offeree prior to instructing solicitors.

Misrepresentation Act:

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Details prepared: June 2024

For more information, please contact:

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All Enquiries:

For further information or to arrange a viewing please contact:

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