

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**TO LET**

**UNIT 4A  
WIDE LANE, MORLEY,  
LS27 9BL**

**21,506 SQ FT (1,998 SQ M)**

**GET IN TOUCH**

**Nick Arundel**

**Tel: 0113 235 1362**

**E: [nick@awsLtd.co.uk](mailto:nick@awsLtd.co.uk)**



## LOCATION

The property is situated to the south-east of Morley, off Wide Lane which connects to the A653 Dewsbury Road and in turn J27 of the M62, which is 2 miles from the property. J28 of the M62 is 2.5 miles to the west, giving access to the M621 and Leeds City Centre.

## DESCRIPTION

Unit 4A is a self-contained modern industrial unit of steel portal frame construction with brick and metal clad elevations standing a secure controlled compound with excellent parking and loading facilities.

Brief specification includes:-

- Semi-detached unit
- 1 ground level loading doors
- 1 dock level loading doors
- 7.75m eaves height
- Integral office accommodation (1,291 sq ft/120 sqm)
- Lighting & heating throughout
- Good sized, dedicated, secure yard

## TENURE

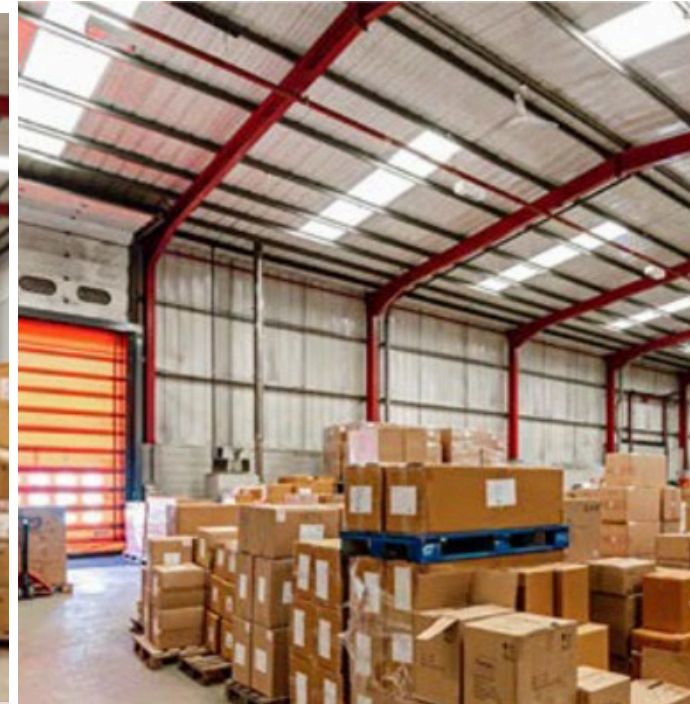
Available leasehold on a full repairing and insuring lease. Please enquire for further details.

## VAT

VAT will be payable at the prevailing rate on any transaction.

## VIEWING

By contacting Nick Arundel, AWS Ltd,  
nick@awsltd.co.uk, Tel: 01132351362



## MISREPRESENTATION ACT:

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## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.