



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

# **SURPLUS INDUSTRIAL/ STORAGE SPACE**

**STERLING WORKS, off A650 TINGLEY COMMON,  
TEXAS STREET, MORLEY, LEEDS, LS27 OHQ**

350 – 3,527 m<sup>2</sup> (3,767 – 37,966 sq ft)



- Single storey/ground floor cost effective industrial/storage space
- Strategically well located for access to the M62 with available on site parking
- Immediately available on flexible terms

**0113 2348999**

## Location

Beacon Works is situated in a highly prominent position with an extensive frontage to the main A650 Bradford Road/Tingley Common on its junction with Texas Street. The property is less than half a mile to the west of junction 28 of the M62 at Tingley and a similar distance to the east of Morley town centre.

The A650 Bradford Road/Tingley Common provides direct access to both junctions 27 & 28 of the M62, both of which link to the city centre which are less than eight miles to the north of Beacon Works. Given Beacon Works proximity to both junction 27 & 28 of the M62 the site benefits from excellent links throughout West Yorkshire.

## Description

Surplus industrial accommodation is being offered within the main complex and adjacent buildings. The available accommodation can be made self contained with access from the yard fronting Tingley Common or alternatively off Oak Street to the rear.

## Accommodation

Description	m <sup>2</sup>	(sq ft)
Lower Ground Floor Areas	1,451.61	(15,625)
	603.13	(6,492)
Former Vehicle Works	349.97	(3,767)
Separate Workshop	637.5	(6,862)
Workshop	222.87	(2,399)
Vehicle Garage	181.35	(1,952)
Workshop	80.73	(869)
<b>Total Internal Floor Area</b>	<b>3,527.16</b>	<b>(37,966)</b>

## Services

We are advised all mains services are available to the property however no tests have been carried out and therefore we are unable to comment as to their condition and/or capacity.

## Rating

The surplus space forms part of the larger Sterling Works complex and is presently assessed as a whole. Therefore individual units will need to be re-assessed upon occupation.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with Leeds City Council on 0113 2348080.

## Energy Performance Certificate

An energy performance certificate (EPC) will be available upon request.

## Lease Terms

Surplus space can be made available on flexible terms to be agreed.

## Rent

Rents from only £2.50 per sq ft

## VAT

The rent quoted is exclusive of VAT

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**  
**Richard Barker**

**Tel: 0113 234 8999**  
**[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)**  
**[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)**



**Our Ref: 0958/A/M**

**Amended September 2010**

**Subject to Contract**



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**[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)**

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.