



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

REFURBISHED OFFICE (SALON/CONSULTING ROOMS)

**FIRST FLOOR, ACKROYD STREET, MORLEY, LEEDS,
LS27 8PZ**

95.84m² (1,032 sq ft)



- Recently refurbished to a high standard
- Air conditioned offices
- Suitable for salon, studio and/or consulting room uses
- Accessible location and close to the amenities of the town centre
- Additional stores/warehouse accommodation available (on separate terms, to be agreed)

0113 2348999

Location

The premises are located fronting the northern side of Ackroyd Street, close to its junction with Marshall Street, within approximately 0.25 miles of Morley town centre and accessible to the main road and motorway network.

The property is located a short distance from Morley town centre with ample on street parking available on Ackroyd Street.



Description

Recently refurbished first floor offices (ground floor excluded) with independent access. The offices benefit from LED lighting, Air conditioning and data boxes located in the floor.

The layout of the accommodation is predominantly open-plan including partitioned areas suitable for a meeting room and kitchen / canteen.

The accommodation specification includes:-

Offices

- Low voltage spot lighting
- Air conditioning
- Partitioning forming private entrance, general office & newly installed kitchen
- Ladies & gents WCs
- Carpet floor covering with data boxes
- Door entry intercom & fire alarm

Accommodation

Floor	Description	M ²	(sq ft)
FF	Offices	95.84	(1,032)

Services

Mains electricity, water and drainage are connected to the property. Prospective tenants must satisfy themselves in respect of the condition and capacity of the building services.

Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

First Floor & Premises

RV £6,200

The National Uniform Business Rate for 2023/4 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

EPC

The premises have an EPC energy rating of E (124)*

*the current EPC predates the upgrade and refurbishment works

Lease Terms

The property is offered to let by way of a new tenants full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

Rent

£13,200 per annum exclusive, payable monthly or quarterly in advance (to be agreed).

VAT

The rent is quoted exclusive of VAT. It is understood VAT will not be applicable.

Anti-Money Laundering Regulations

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

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Richard Barker
Ben Preston

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Our Ref: 3311/A/S
Updated April 2023

Subject to Contract



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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.