

SIXTY2

An exceptional opportunity:

- 7.6m eaves height
- 5 ground level loading doors
- Floor loading 40 kN/m²
- Substantial power supply - 1,000 KVA
- Well established strategic location
- 0.7 miles to J27/M62 – M621 interchange

J27/M62 · 62,117 SQ FT [5,770 SQM]

INDUSTRIAL/DISTRIBUTION UNIT

READY FOR OCCUPATION Q4 2015!



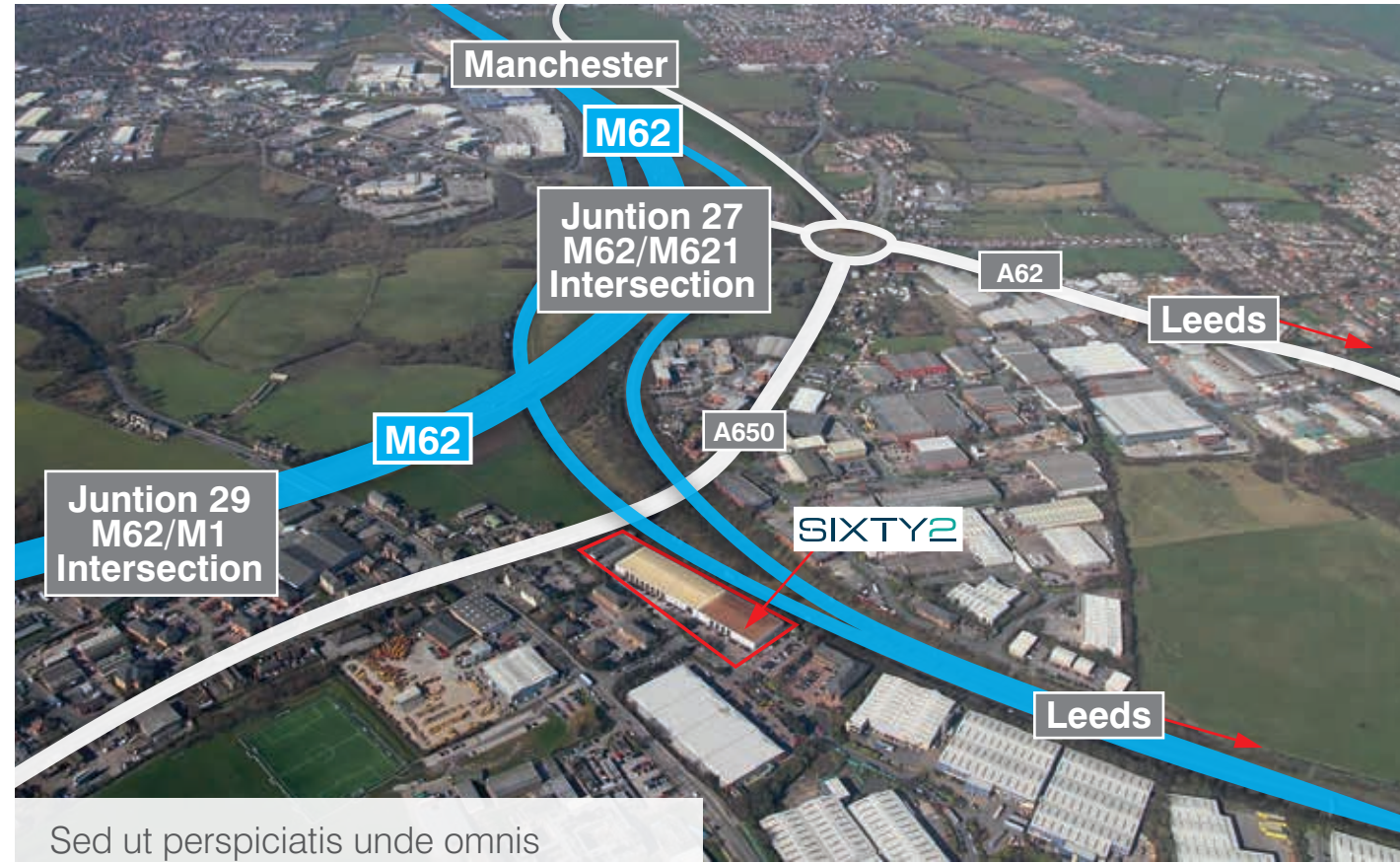
Bruntcliffe Way · Morley · Leeds · LS27 0JG

SIXTY2

Sixty2 is a name, and a number, worth remembering. The 62,000 sq ft industrial/distribution unit sits at J 27 of the M62, at its intersection with the M621, 5 miles from of Leeds city centre

Built as an industrial unit, it was converted into a call centre, but has now been returned to its original use, refurbished and upgraded. It benefits from two new level access doors and a new XX ft yard with parking for XX trailers. Full height windows have been retained to maximise light.

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Drive Times (from LS27 OJG)

Leeds City Centre	6.8 miles	18 mins
Wakefield	11.5 miles	24 mins
Sheffield	36miles	57 mins
Doncaster	35miles	55 mins
Hull	61 miles	1hr 10mins
Manchester	39 miles	1hr 2 mins
Liverpool	68miles	1hr 30 mins
London M1 J1	187 miles	3hr 16 mins

Source: Googlemaps

Specification

- 7.6m eaves height
- 40 kN/m² floor loading
- 5 ground level loading doors
- Ground floor office accommodation
- Secure service yard provision
- Staff and Visitor parking – 50 spaces
- Substantial power supply - 1,000 KVA

Accommodation

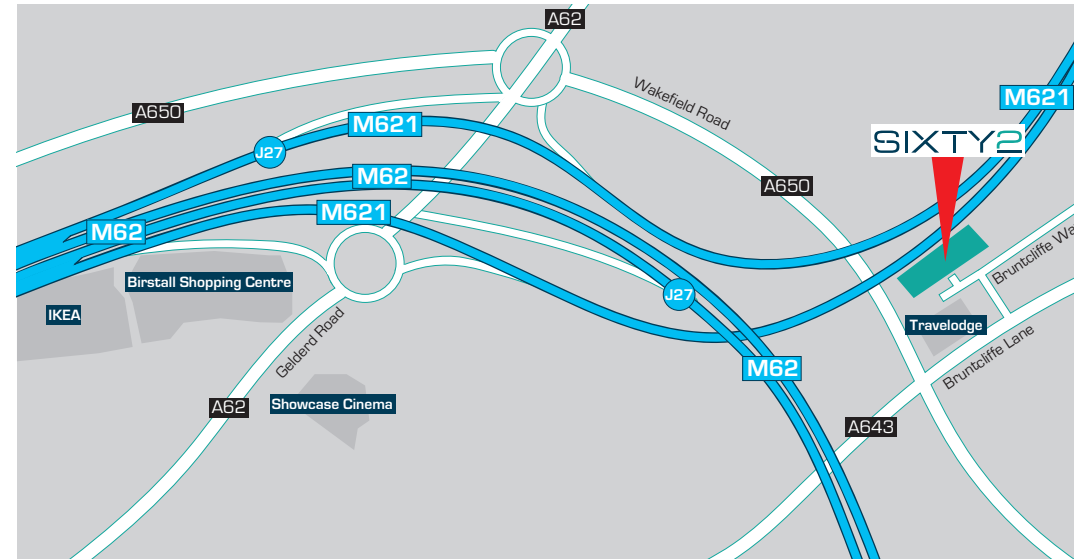
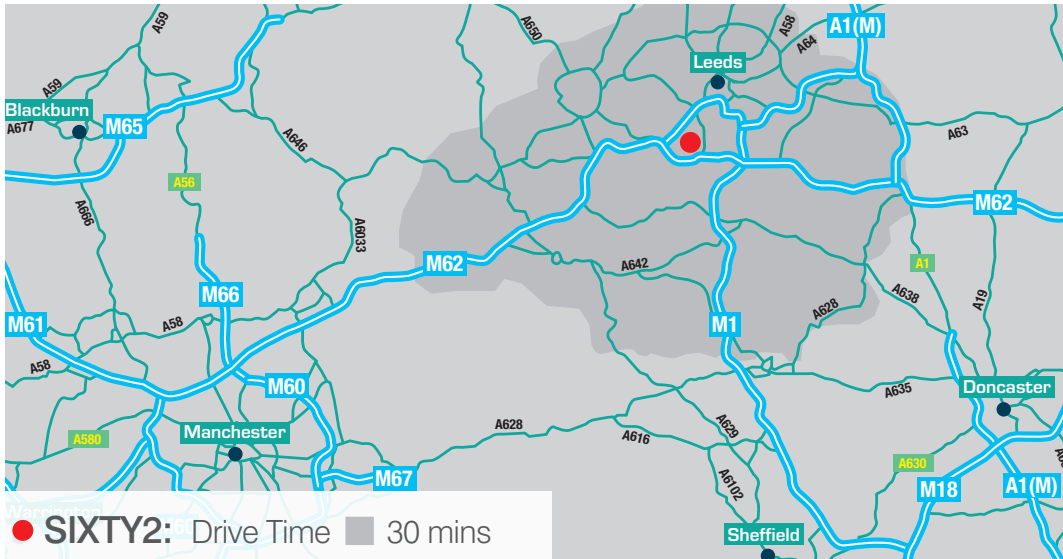
Sixty2 provides the following approximate gross internal floor areas:

	SQ FT	SQ M
Warehouse	57,117	5,306
Ground Floor Offices	5,000	464
Total	62,117	5,770



Front Elevation

SIXTY2



Location

Sixty2 is located within the well-established and popular Leeds 27 industrial estate which is approximately 5 miles to the south west of Leeds City Centre. Strategically located within 0.7 miles of Junction 27 of the M62 / M621 intersection, Sixty2 benefits from excellent links to the Leeds local motorway, the city centre and the national motorway network.

Sixty2 is accessed off Wakefield Road (A650) which links to Bruntcliffe Lane (A643) then directly onto Bruntcliffe Way. Occupiers within close proximity include New Day, Gower Furniture, AAH Pharmaceuticals, Europa Support Services and Seaquist Closures.

Services

We have been advised that Sixty2 benefits from all main services including gas, water and electricity. Sixty2 currently benefits from up to a 1,000 kVA power supply. Further information can be provided on request.

Contact



For any further information or to arrange an inspection of the property please contact either:

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Planning

Sixty2 has consent for uses B1(c) B2 and B8 which allows for warehouse/distribution and manufacturing.

Terms

Sixty2 is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.