FLJ

To Let



Albion Chambers

Morley, Albion Street, Leeds, LS27 8DT

2 SUITES REMAINING Flexible Office Suites in the Heart of Morley Town Centre

130 to 186 sq ft

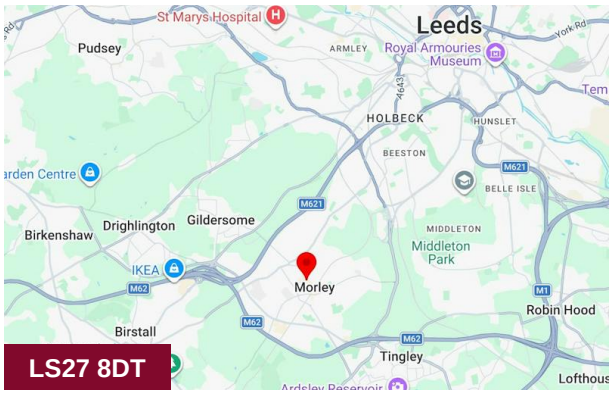
(12.08 to 17.28 sq m)

- Prominent location just off the main retail street
- Flexible suites to suit variety of businesses & uses
- Fully equipped communal kitchen
- Clean and conveniently located WC facilities
- Suspended ceilings with inset lighting
- Ground floor door entry system
- Benefits from natural light

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Summary

Available Size	130 to 186 sq ft
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C





Description

Albion Chambers presents a versatile variety of well presented suites tailored to meet the needs of individuals, start-ups, and growing small businesses—all at a cost-effective price point.

Located on the first floor, our range of suites vary in size, offering flexible options for different business needs. From a small suite ideal for solo professionals to a generously sized suite perfect for larger teams or expanding enterprises, there's a space here to support your next stage of growth.

Each suite is thoughtfully finished to a professional standard, featuring carpeted floors, smooth emulsion-painted walls, and suspended ceilings with inset lighting to create a bright and modern working environment. Ample natural light floods the spaces, enhancing comfort and productivity throughout the day.

In addition, tenants enjoy access to well-maintained shared amenities, including a fully equipped communal kitchen and clean, convenient WC facilities.

Location

The property is located in Morley, a market town within the Metropolitan Borough of Leeds and is the largest town after the city itself. It lies 5 miles south west of Leeds city centre and 7 miles south east of Bradford. Morley has good connectivity with a train station and several junctions onto the M621 and M62 surrounding the town. The property is situated centrally in Morley on Albion Street, which connects to the prime retail parade through Morley, Queen Street.

Nearby occupiers include Santander, Ison Harrison Solicitors, Ladbrokes, Hays Travel, British Heart Foundation. There are also a variety of ground floor Retail & F+B tenants within the building including Amici, Eclipse Tanning Salon & Boomerang Café.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Suite - 6	130	12.08	£2,250 /annum	Available
Suite - 7	186	17.28	£3,200 /annum	Available
Total	**316**	**29.36**		

Viewing & Further Information

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