

# Unit 18 Armley Road, Leeds LS12 2DR TO LET

Warehouse Premises with Offices  
8,366 sq ft (771.2 sq m)



- City Fringe Location
- 5.16m Eaves
- Secure Yard
- 2x Electric Loading Doors
- Translucent Skylights
- Strip Lighting
- Single Storey Office
- Gas Central Heating

## Location

The property is located on Armley Road, approximately one mile west of Leeds city centre and within two miles of Junction 2 of the M621 which provides excellent access to the M1 to the east and M62 to the west and the national motorway network beyond.

## Description

The property comprises a single storey semi-detached warehouse unit with single storey offices. The unit is constructed with concrete floors, part clad/part blockwork walls under an insulated profile clad roof with 10% roof lights. The warehouse is lit via fluorescent strip lighting and access to the unit is via two electronically operated loading doors.

There is ground floor office accommodation, along with WC and kitchen facilities. The offices are carpeted throughout with papered and painted walls and exposed strip lighting. The office accommodation also has the benefit of gas fired central heating.

## Accommodation

| Floor     | Sq M   | Sq Ft |
|-----------|--------|-------|
| Warehouse | 716.62 | 7,714 |
| Office    | 60.58  | 652   |
| Total     | 771.2  | 8,366 |

## Lease Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed. Further details are available upon application.

## Rates

Interested parties are advised to make their own enquiries with the Local Rating Authority.

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

## Information / Viewing – Strictly by appointment

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