

## 2 Driver Terrace, Leeds LS12 1EA FOR SALE / TO LET

Refurbished Warehouse Premises with Offices  
8,638 ft<sup>2</sup> (802.49 m<sup>2</sup>)



- City Fringe Location
- Steel Frame
- Secure Yard
- Roller Shutter Door Access
- Strip Lighting
- Two Storey Office
- Gas Central Heating
- Suspended Ceilings

## Location

2 Driver Terrace is situated in a well-established industrial location off Wellington Road in close proximity to Armley Gyratory, less than 1 mile to the south west of Leeds City Centre. It benefits from excellent access to the motorways network with Junction 2 of the M621 less than 1 mile to the south. The M621 in turn links to Junction 27 of the M62 and Junction 43 of the M1.



## Description

The property comprises a refurbished detached warehouse building with offices with concrete yard within a secure and gated industrial site.

The warehouse is positioned towards the rear of the site with attached two storey office accommodation. The warehouse is well specified including a steel frame, strip lighting with roller shutter door access. The office specification includes central heating, suspended ceiling with integral lighting. Ancillary to the warehouse and offices are high quality kitchen and toilet accommodation.

The site extends to 0.31 acres.

## Tenure

The property is held freehold and available for sale. Alternatively, 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.

## VAT

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

## Accommodation (GIA)

| Floor        | Sq M          | Sq Ft        |
|--------------|---------------|--------------|
| Warehouse    | 637.56        | 6,862        |
| GF Office    | 60.58         | 888          |
| FF Office    | 60.58         | 888          |
| <b>Total</b> | <b>802.49</b> | <b>8,638</b> |
| Mezzanine    | 110.97        | 1,194        |

## Rates

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

## Legal Costs

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

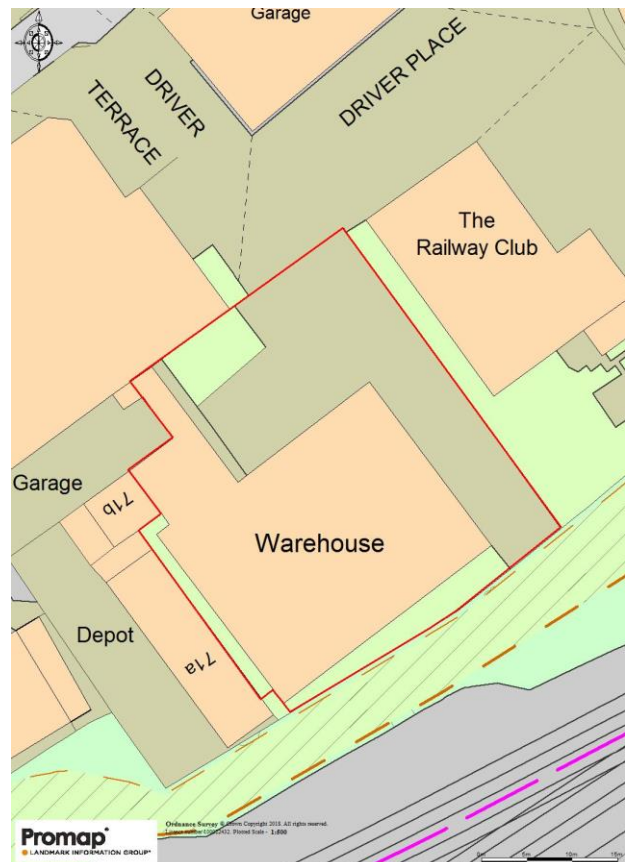
## Information / Viewing – Strictly by appointment

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April 2018

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