

DETACHED INDUSTRIAL/ WAREHOUSE UNIT

1,909.34 sq m
(20,552 sq ft)

TO LET
UNIT B



**FULLY FENCED
SECURE YARD**



**SUPERB ACCESS TO
LEEDS CITY CENTRE
AND THE M621**



**POPULAR TRADE/
INDUSTRIAL AREA**

LOCATION

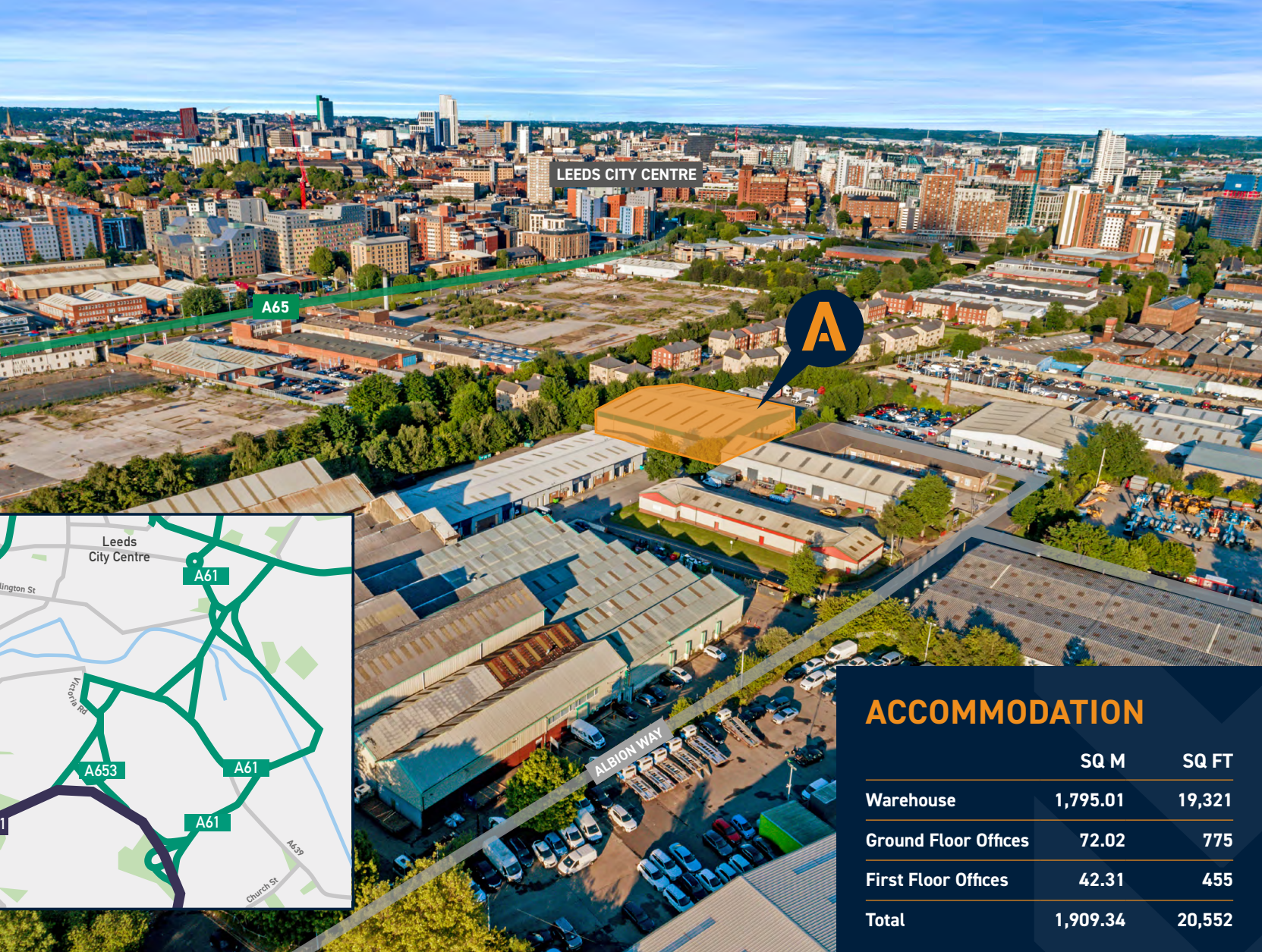
The unit is located within the well established Albion Park Industrial Estate, which is accessed from Armley Road via either Wellington Street (A58) or Canal Street (A647).

Albion Park is situated approximately 1.2 miles south west of Leeds City Centre and approximately 1.5 miles north of Junction 2 of the M621.

DISTANCES



DESTINATION	MILES
A58	0.5
Leeds City Centre	1.2
Leeds Railway Station	1.4
M621 J2	1.5



ACCOMMODATION

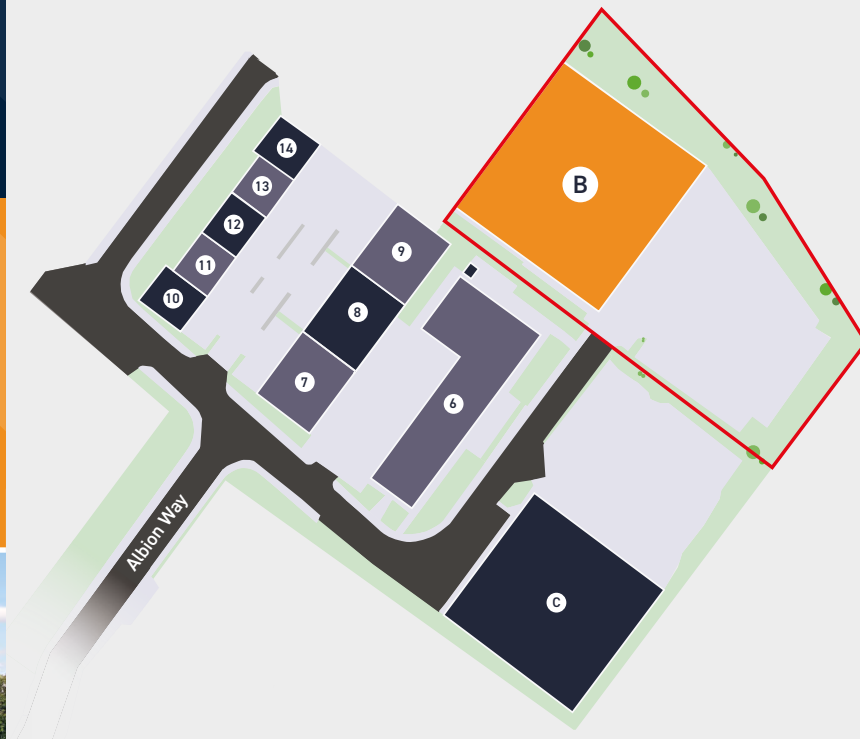
	SQ M	SQ FT
Warehouse	1,795.01	19,321
Ground Floor Offices	72.02	775
First Floor Offices	42.31	455
Total	1,909.34	20,552

A Albion Park Industrial Estate

Albion Way, Leeds LS12 2EJ

DESCRIPTION

The property comprises a modern detached warehouse with a large, secure concrete service yard enclosed by palisade perimeter fencing. The unit benefits from seven roller shutter loading doors, together with WC and kitchenette facilities, providing a practical and efficient working environment suitable for a range of industrial and logistics occupiers.



Indicative image



Indicative image

TERMS

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

EPC

Energy Performance Certificate is available upon request.

VAT

All figures quoted are exclusive of VAT. VAT may be charged at the prevailing rate, your legal advisor should verify.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013
GV&Co and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by GV&Co and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is August 2026.

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20,552 SQ FT (1,909.34 SQ M)