Adair Paxton
Property Specialists
EST 1859

OFFICE OPPORTUNITY

4378 SQ FT (406.7 SQ M)

- Prominent position fronting Pickering Street.
- Gas fired central heating
- WC facilities
- Open plan and meeting rooms
- Large communal car park

Units 5 and 6
Carlton Mills
Armley
Leeds
LS12 2QG

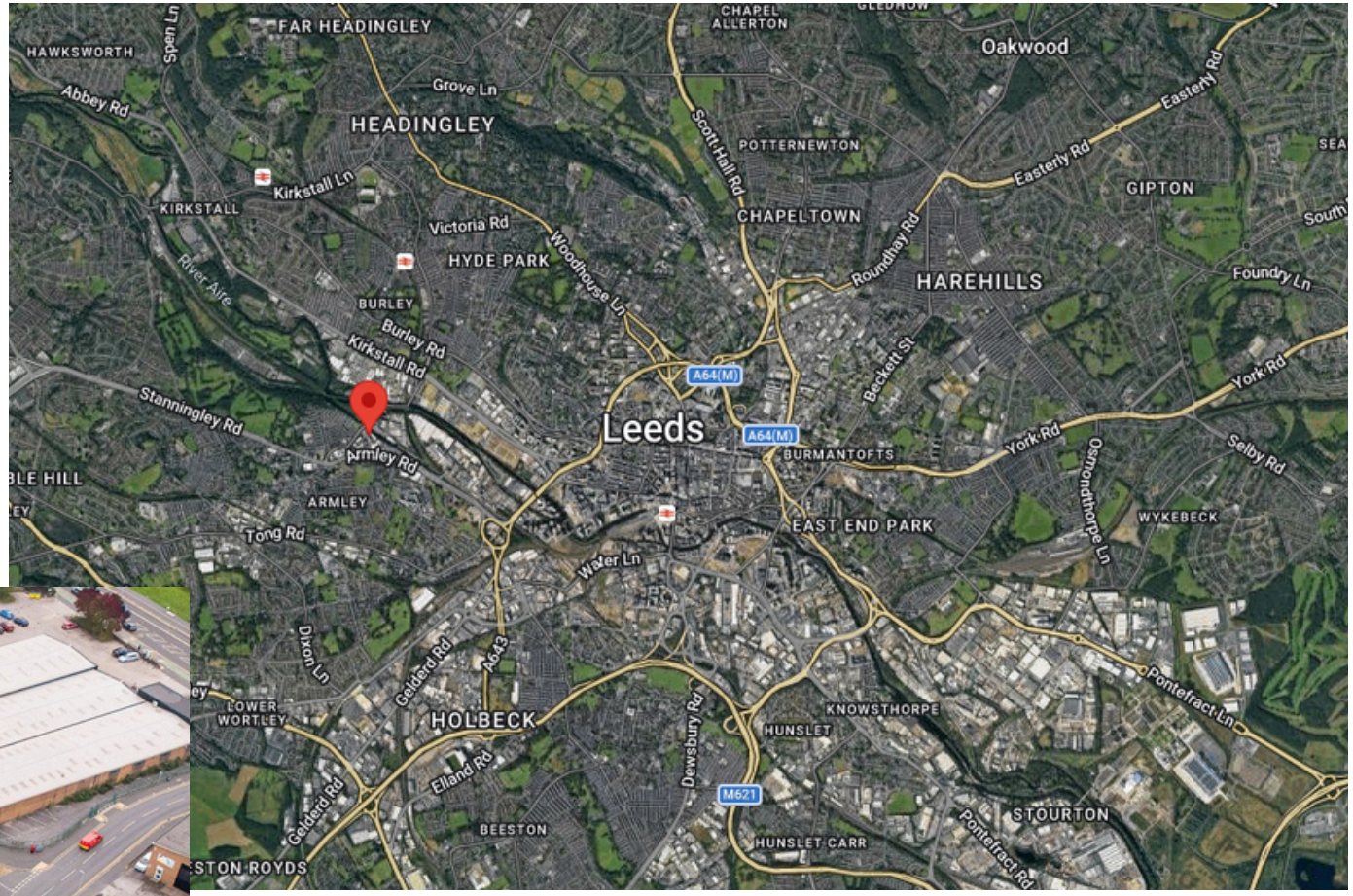
£22,000 + VAT
Per Annum

commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

LOCATION

The complex fronts Pickering Street, which links Armley Road (A647 Leeds to Bradford trunk road) with Canal Road, approximately 2 miles west of Leeds city centre.

The property is within easy reach of Leeds city centre and the M621 motorway network beyond.



Indicative SIte Plan

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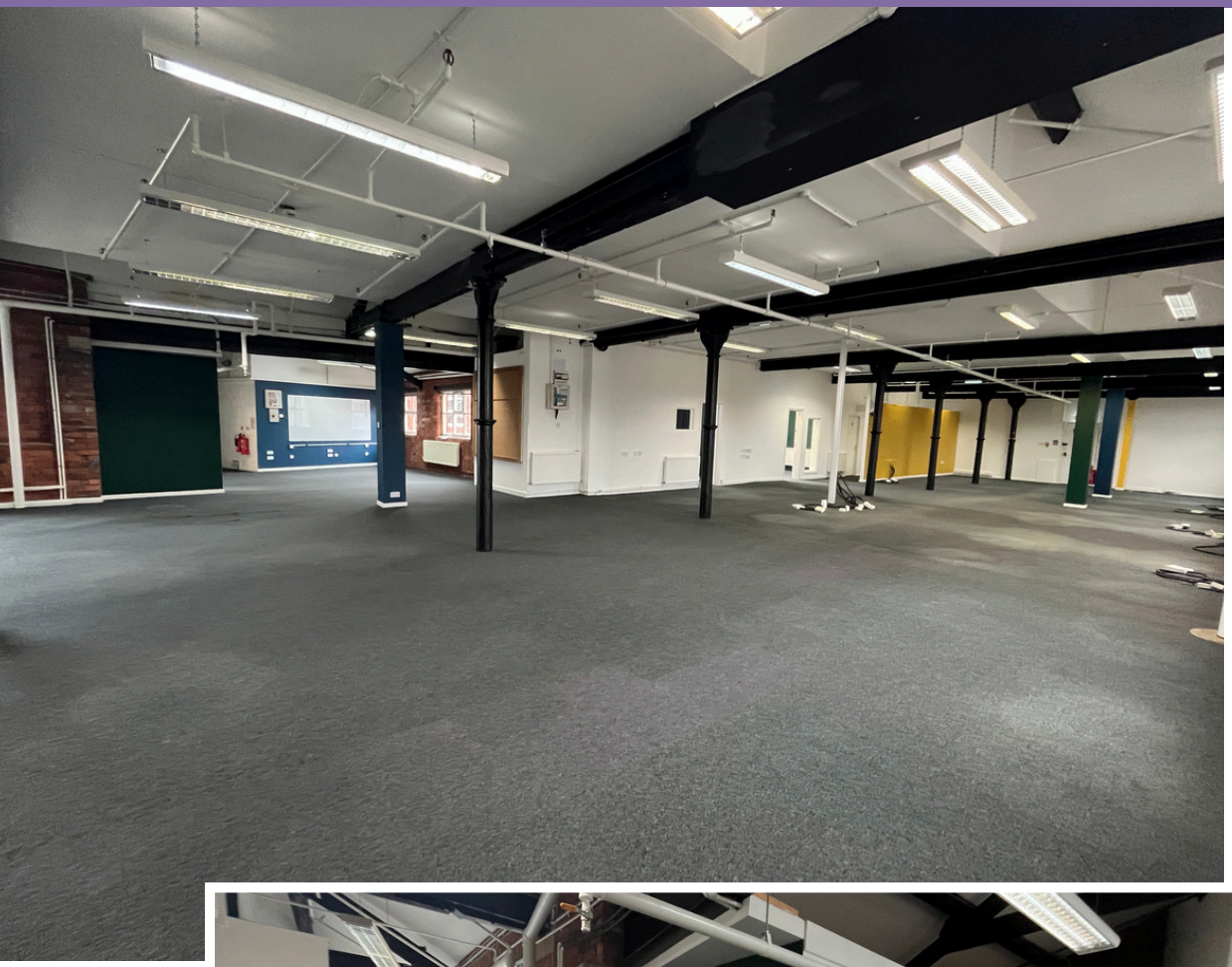

DESCRIPTION

The property is located on the first floor of the three storey brick built mill.

Access to the premises is via the communal ground floor entrance fronting Pickering Street, or rear access from the estate shared car park.

The unit is open plan, allowing for numerous potential uses. Units 5 and 6 benefit from:

- Gas fired central heating
- Open plan and meeting rooms
- Spacious kitchen and WC facilities
- Electric roller shutter access.

Externally, the property benefits from shared car parking..

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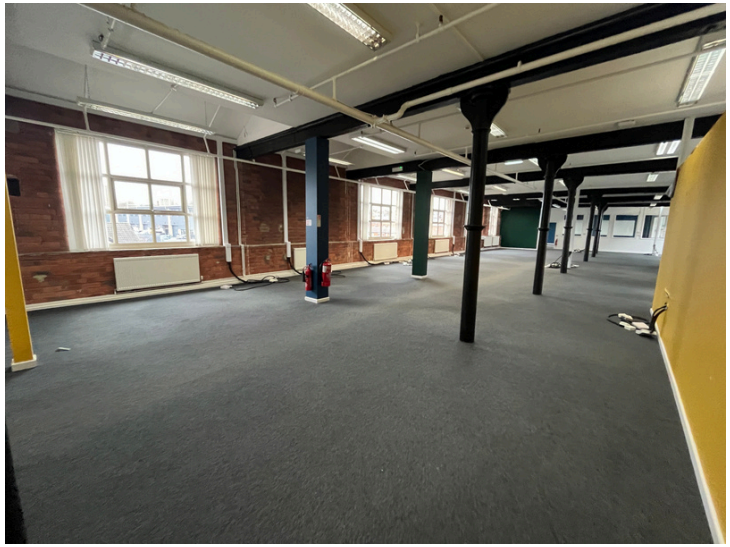
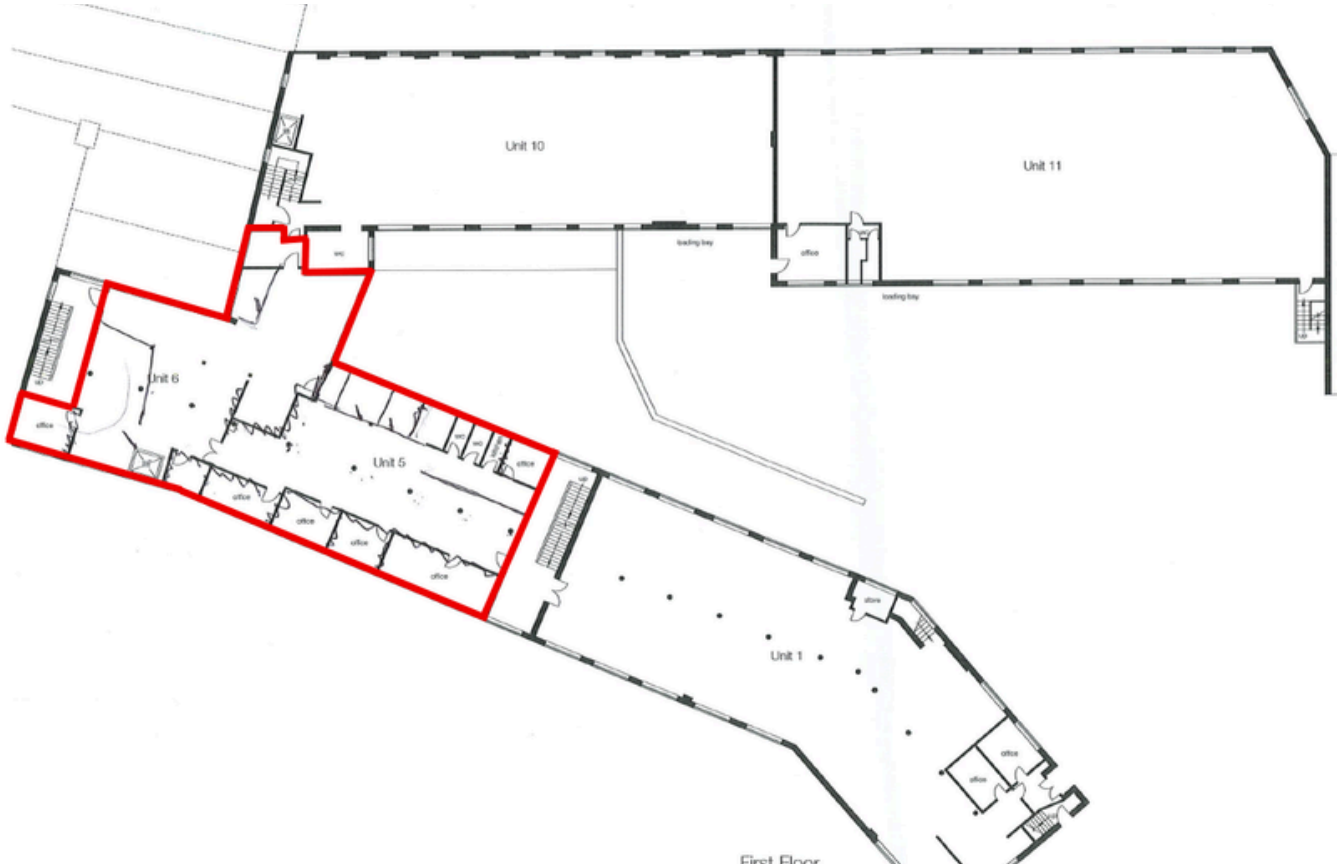
INTERNAL PHOTOS



ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
First Floor	4378	406.7



For Indicative Purposes Only.
Interested parties are to rely upon their own enquiries.

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EPC

The property currently benefits from an EPC rating of B-27.

VAT

VAT is applicable at the property.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of an effective repairing and insuring lease for a term of years to be agreed at a commencing rent of £22,000 + VAT per annum.

SERVICE CHARGE

A service charge is raised in relation to the maintenance and upkeep of the common areas of the estate.

RATEABLE VALUE

The rateable value for the subject property is £15,500.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:

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