Adair Paxton
Property Specialists
EST 1859

QUALITY REFURBISHED INDUSTRIAL UNIT

27,600 SQ FT (2,564 SQ M)

- Comprehensive refurbishment
- Ground and first floor offices
- Secure gated shared yard
- Circa 40 Parking Spaces
- Ground level loading
- EV Charging
- 3-phase power
- Office air conditioning
- Approx. 4.6m eaves

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TO LET

174 Armley Road,
Leeds,
LS12 2QH

ROA

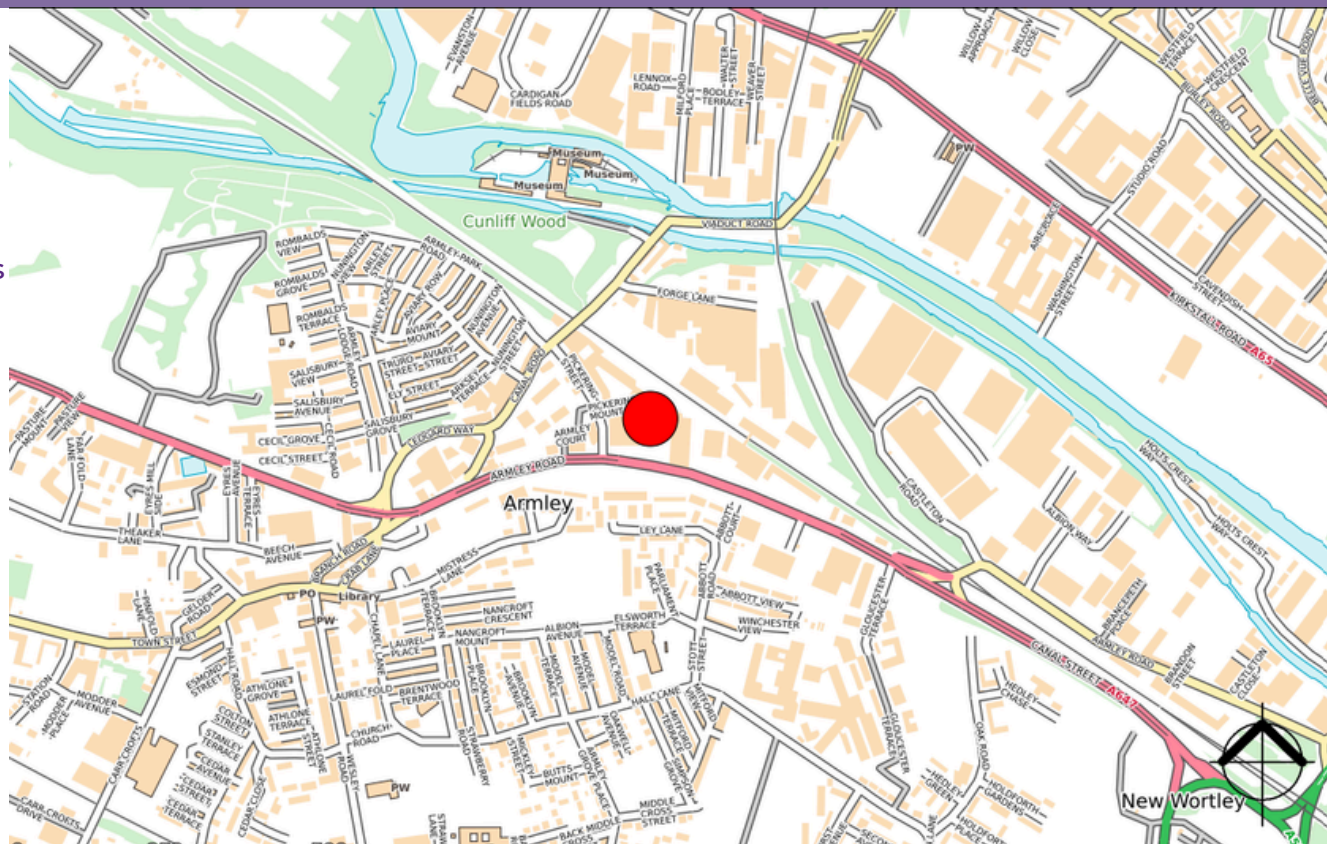
LOCATION

The property occupies a prominent position fronting Armley Road (A647), approximately 1.5 miles west of Leeds City Centre. Armley Road forms one of the principal arterial routes into Leeds from the west and provides convenient access to the A58 and M621 motorway network.

The surrounding area is an established commercial, trade and retail location, characterised by a mixture of retail warehousing, trade counters, industrial accommodation and vehicle-related uses.

Nearby occupiers include B&M, Farmfoods, Lidl, Starbucks and Esso, together with numerous independent trade and automotive businesses.

The property is also situated close to Carlton Trading Estate, Pickering Street and Canal Road, with good accessibility to Leeds City Centre and the wider West Yorkshire road network.







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DESCRIPTION

The property comprises a substantial industrial/warehouse facility extending to approximately 27,600 sq ft, together with ground and first-floor office accommodation.

The property has undergone a comprehensive refurbishment programme and provide spacious, open-plan warehouse accommodation with ground-level loading access and an approximate eaves height of 4.6 metres.

The offices are finished to a modern specification and benefit from suspended ceilings, LED lighting, new carpeting and air conditioning.

Externally, the property benefits from a secure gated shared yard, approximately 40 internal and external car-parking spaces and EV charging spaces.

Further specification includes:

- 3-phase power
- Ground-level loading
- Ground and first-floor offices
- Office air conditioning
- Secure gated shared yard
- Approximately 40 parking spaces

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ACCOMMODATION

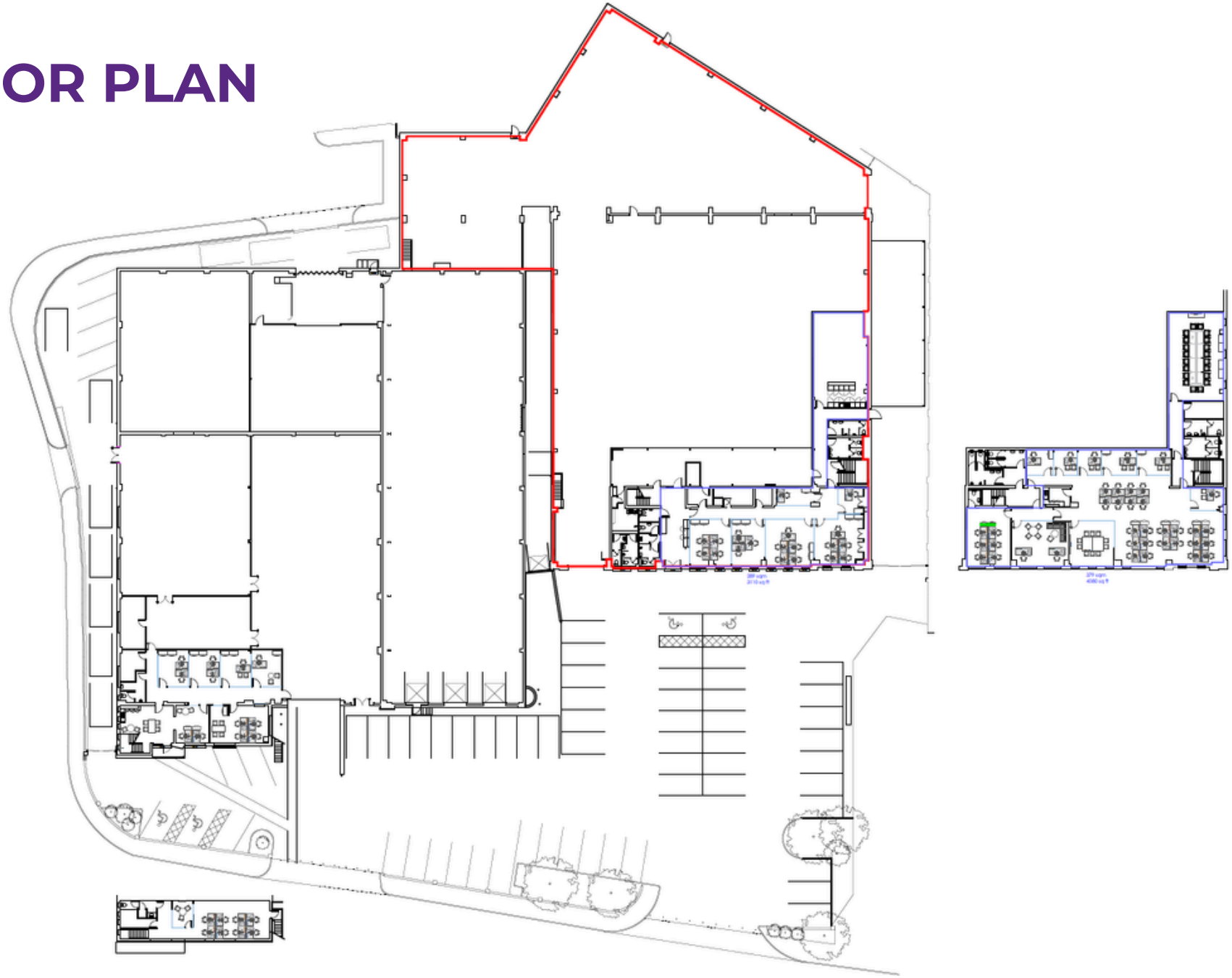
Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides thefollowing approximate gross internal areas:

	Sq Ft	Sq M
Warehouse	20,409	1,896.1
Ground Floor Office	3,110	289
First Floor	4,080	379
Total	27,599	2,564



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FLOOR PLAN



Floor plan for indicative marketing purposes only and should not be relied upon.



EPC

The property currently benefits from an EPC rating of C-53.

VAT

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

LEGAL COSTS

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

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. Further details avaible on application.

VIEWINGS

Viewings are by appointment only. Please contact the agent directly.

RATEABLE VALUE

The current rateable value will be subject to split / reassessment upon occupation by a new tenant. Interested parties are advised to make their own enquires with the VOA regarding the resulting rateable value.

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



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