

TO LET Wharfedale Property

5 Canal Place, Armley Road, Leeds LS12 2DU

Well Located Trade / Industrial Premises with Offices and Large Yard



Rent: On Application

c.9,250 ft² - 15,378 ft²

- Strategically located just off Leeds Gyratory (A58), less than 1 mile from Leeds City Centre
- Currently benefits from 3no. Mezzanine floors, providing both cellular and open plan office accommodation, which can be removed to suit the ingoing Tenants requirements
- Multiple refurbishment options available to suit the ingoing Tenants requirements
- Self-contained site with generous car park and yard areas
- EPC Rating – D (82)

www.wharfedaleproperty.co.uk
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Location

5 Canal Place is located at the South Eastern end of Armley Road at its junction with the A58 (Wellington Road), one of the primary arterial routes to the Western side of the city with good access to Junction 2 of the M621 motorway to the South.

Access to the property is derived via Canal Place from Armley Road leading into a self-contained, enclosed car park.



Description

The premises comprise a semi-detached steel portal frame, clear span industrial unit with circa 6m eaves, which has three mezzanine structures installed internally providing good quality office accommodation. These mezzanines can be removed to provide a clear span, full height industrial unit with the original block-built offices / welfare facilities to remain.

Multiple refurbishment options are available, and the floor area and overall deal are customisable for the ingoing Tenants requirements.

Accommodation

Measured on a Gross Internal Floor Area basis, the Premises currently extends to 15,378 ft² (1,4,28.66 m²) and comprises:

Description	ft ²	m ²
Ground Floor Offices	7,689	714.33
First Floor Offices	7,689	714.33

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Terms

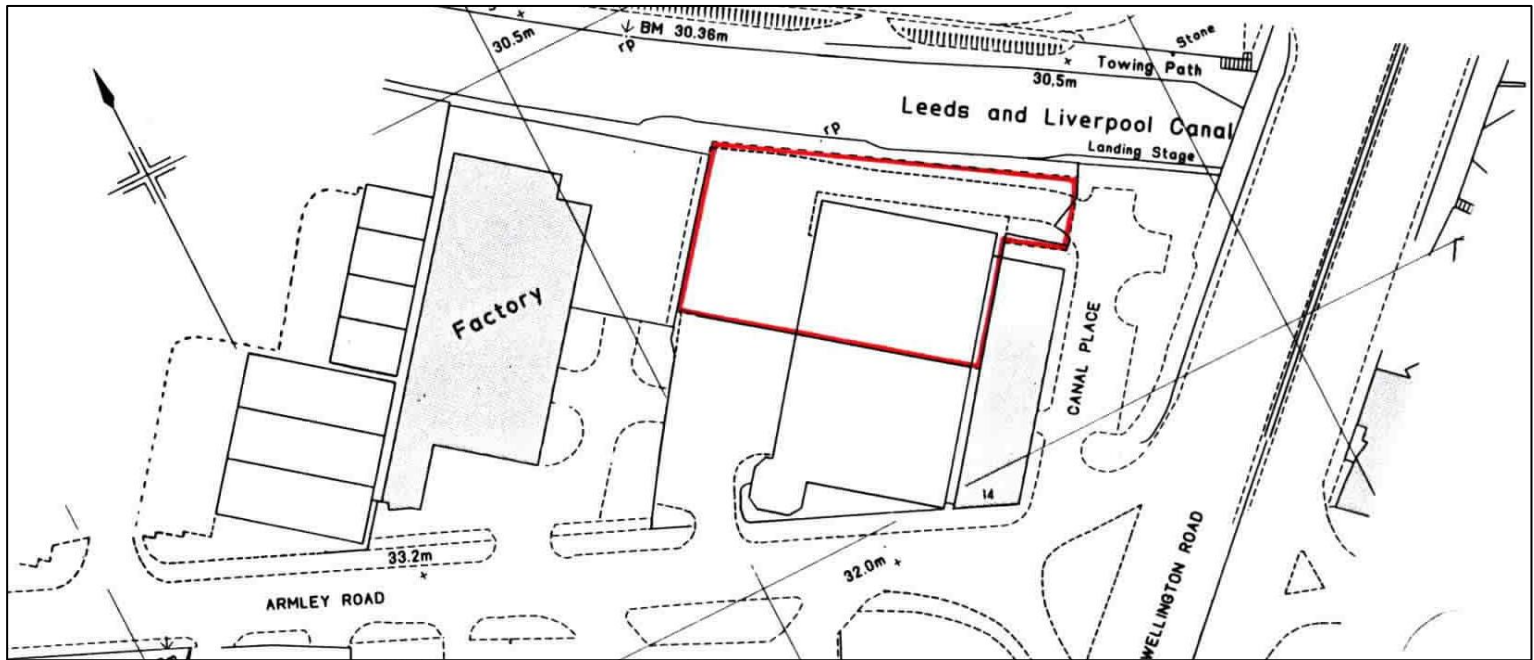
Available by way of a new tenant's fully repairing and insuring lease for a period of years to be agreed, incorporating periodic rent reviews where applicable.

VAT & Building Insurance

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable. Building Insurance figures are available upon request.

Business Rates

Warehouse & Premises: £90,000 Rateable Value. The tenant is to be responsible for payment of Business Rates direct to the relevant Charging Authority. The Rateable Value will need reassessing should some or all of the Mezzanine Floors be removed from the Premises.



Further Details and Viewings

Viewings strictly by appointment only, contact:

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Subject to Contract

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