

TO LET OPEN STORAGE LAND

CANAL STREET (ARMLEY GYRATORY), LEEDS, LS12 2UE

**FOX
LLOYD
JONES**

0113 243 1133

www.fljtd.co.uk



- ◇ Approx 0.5 – 5.81 Acres
- ◇ Surfaced former car park (mix of concrete, tarmacadam & hardcore)
- ◇ Available as a whole or in part
- ◇ Dedicated entrance and underpass (HGV access)
- ◇ Available immediately
- ◇ Short & long term arrangements
- ◇ Unrivalled access to both Leeds city centre (A58) and M621 Jn 2 via A 643
- ◇ 1 mile south west of Leeds city centre

OVERVIEW



The Property lies within Armley, a district in the west of Leeds, West Yorkshire. It is circa 1 mile south west of Leeds City Centre. Leeds Bradford Airport is circa 7.5 miles to the north of the site.

The surrounding area includes housing to the south and west, with industrial and retail/roadside uses to the north and west.

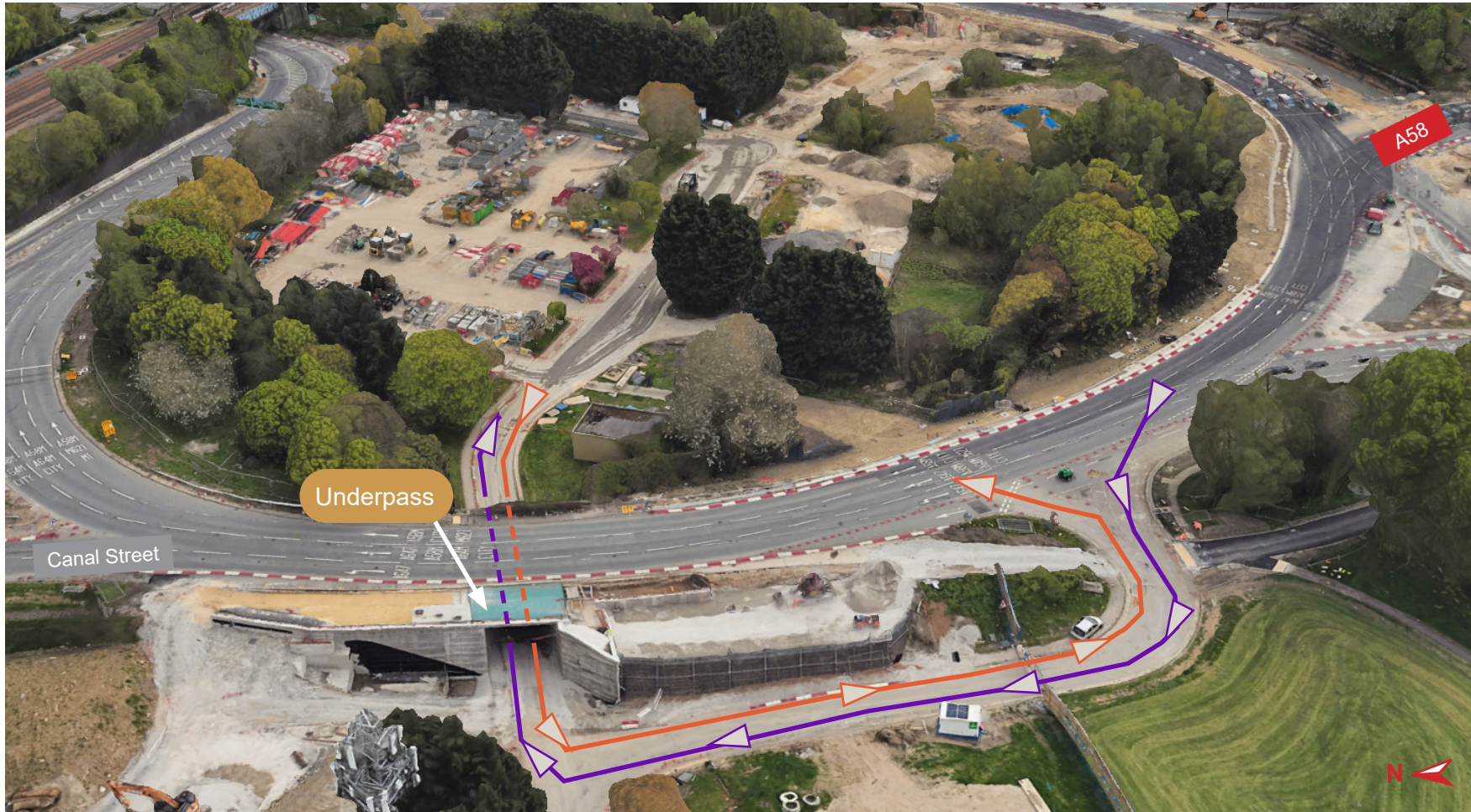
The nearest railway access is Leeds Train station, offering direct connections to:

- ◇ London (2 hours 15 minutes)
- ◇ Birmingham (1 hour 55 minutes)
- ◇ Edinburgh (2 hours 55 minutes)

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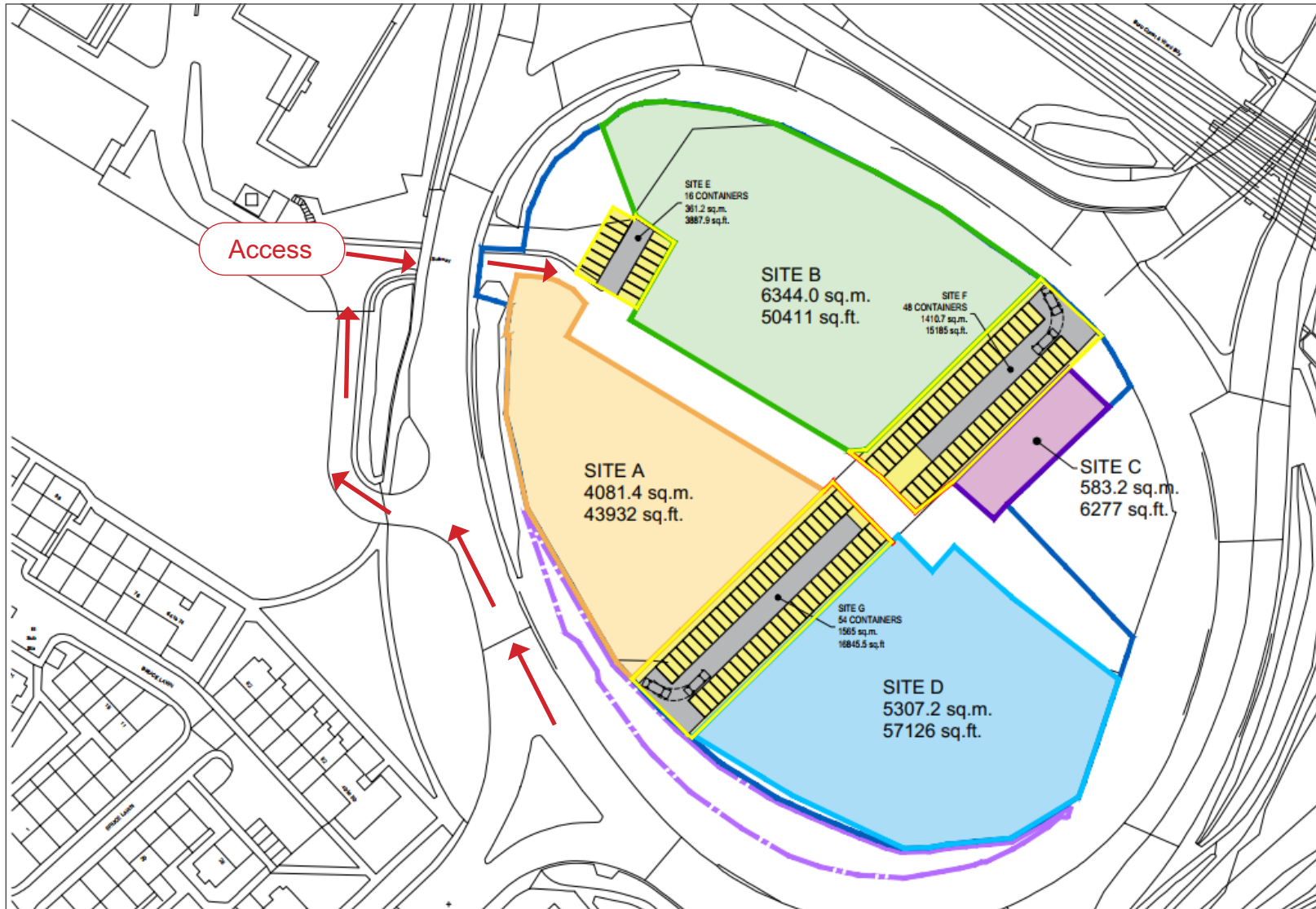
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ACCESS



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INDICATIVE AVAILABILITY



	Size (Acres)	Status
Site A	1.00	Available
Site B	1.16	Let to Enterprise
Site C	0.14	Available
Site D	1.31	Available
Site E	0.09	Available
Site F	0.35	Available
Site G	0.39	Available
Total	4.44	Available

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Viewing & further information

Please contact the joint letting agents:

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Proposal

The accommodation is available by way of new flexible leases for a term of years to be agreed.

Rent:

£90,000 per acre per annum excluding VAT.

VAT:

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared April 2026