



Five refurbished warehouse/trade units located on an established estate
1,006 - 6,066 sq ft

Units 13 - 17
Albion Park
Albion Way
Leeds,
LS12 2EJ

Location

The units are located within the popular and well established Albion Park Industrial Estate, which is accessed from Armley Road via Wellington Street (A58) and Canal Street (A647) and leads to Albion Way.

The site is situated approximately 1 mile south west of Leeds city centre and 1/2 a mile from the Armley Gyratory which provides direct access to junction 2 of the M621 motorway.

Description

Albion Park provides a well maintained industrial and trade counter estate benefitting from a large concrete shared yard, demised parking and presentable units. Established tenants on site include We Buy Any Car, Menapia and Sanctuary Bathrooms.

Units 13 - 17 comprise of 5 self contained units providing the following specifications:

- Electric roller shutter doors
- Solid concrete floors
- 3 Phase electricity supply
- LED lighting
- WC and Kitchenette facilities
- Demised parking
- Minimum eaves height of 4.6m

The units are available individually or combined subject to covenant and landlord approval.



Accommodation

The property's provide the following areas:

Unit	Sq M	Sq Ft
13	93.52	1,007
14	141.25	1,520
15	141.25	1,520
16	93.69	1,008
17	93.93	1,011
Total	563.40	6,066



Terms

The property is available to let on new lease terms to be agreed. 12 month license agreements are also available on terms to be agreed.

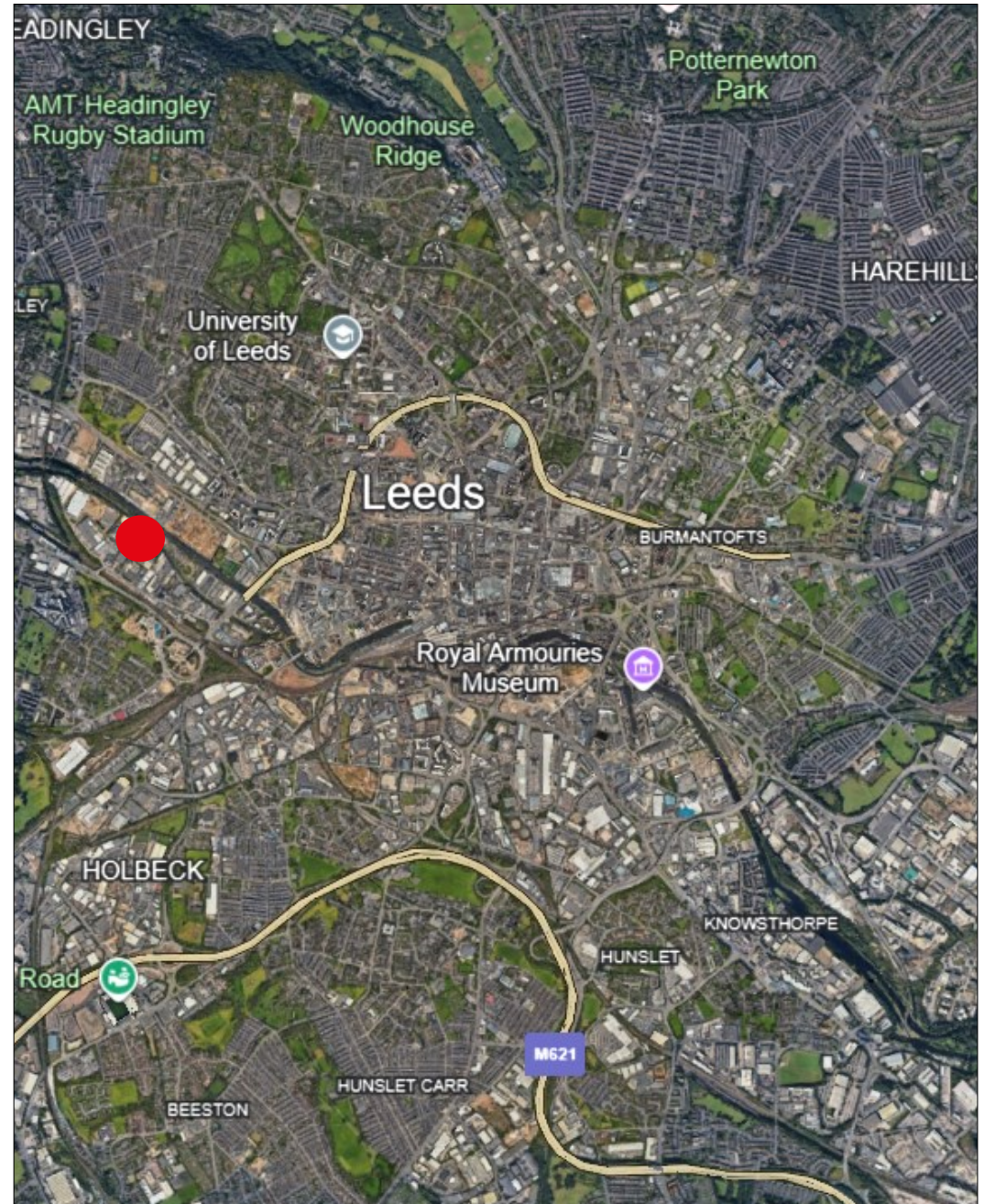
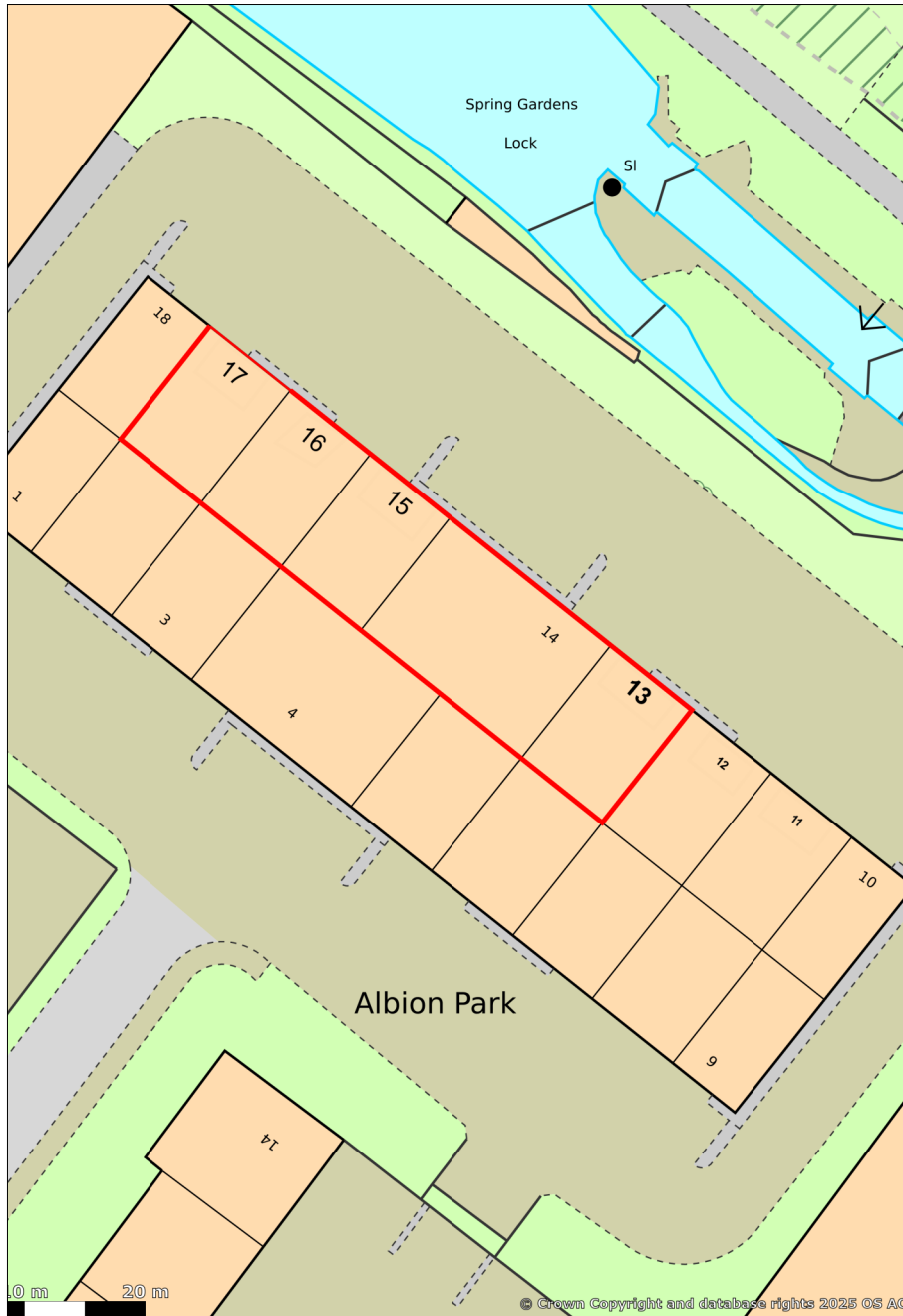
The landlord will consider combining 2 or more of the units to create a total gross area of **6,066 sq ft**, dependent on tenant and proposed use.

EPC

All five units benefit from an EPC rating of **C**

Business Rates

Unit	Rateable Value (£)
13	13,500
14	12,000
15	14,750
16	13,500
17	13,500



Legal fees

Each party is responsible for their own legal fees in connection with the transaction.

Viewings

Viewings are available via the sole agents.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.

Contact & further information

MILES PHOENIX

E. miles.phoenix@dhpproperty.co.uk
M. 07442 428 922
D. 0113 245 0550

SARAH-JAYNE LISHMAN MRICS

E. sarah-jayne.lishman@dhpproperty.co.uk
M. 07725 365 997
D. 0113 457 5551

T. 0113 245 0550

W. dhpproperty.co.uk

11 Park Square East, Leeds LS1 2NG

