



Units 15 - 17 Albion Park, Leeds, LS12 2EJ

Three refurbished units located on an established estate

1,006 to 3,538 sq ft (93.46 to 328.69 sq m)

- Electric roller shutter doors
- 3 Phase electricity supply
- 4.6m eaves height
- Solid concrete floors
- LED lighting
- Demised parking

Summary

Available Size	1,006 to 3,538 sq ft
Business Rates	N/A
Service Charge	£0.85 per sq ft
EPC Rating	C

Description

Albion Park provides a well maintained industrial and trade counter site 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.

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 miles 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 15	1,523	141.49	Available
Unit - 16	1,006	93.46	Available
Unit - 17	1,009	93.74	Available
Total	3,538	328.69	

Viewings

Viewings are available via the sole agents.

Terms

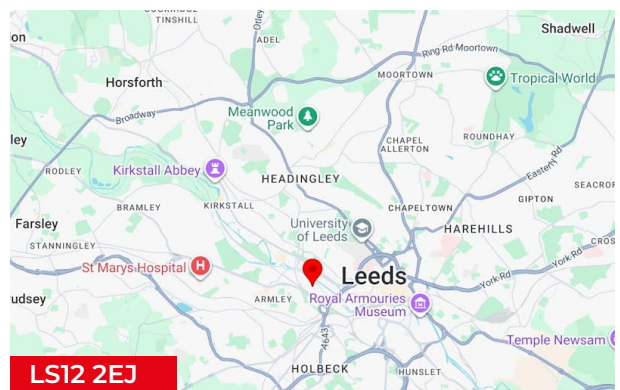
New terms to be agreed

Legal fees

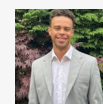
Each party to bear their own costs in relation to the transaction.

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.



Viewing & Further Information



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