



Unit 8 Albion Park, Albion Way, Leeds, LS12 2EJ

Albion Park is a modern industrial estate on the fringe of Leeds city centre with excellent access to the city and the motorway network

1,012 sq ft (94.02 sq m)

- Self-contained industrial unit
- Roller shutter and separate personnel door
- Good road connections
- 3 Phase electric supply
- Mezzanine level providing an additional 323 sq ft
- ****2 Months Rent free****

Summary

Available Size	1,012 sq ft
Rent	£14 per sq ft
Rateable Value	£12,250
Service Charge	TBC
EPC Rating	Upon enquiry

Description

The property comprises a warehouse / industrial unit which benefits from the following specification;

- Roller shutter door
- WC and kitchenette facilities
- Solid concrete floor
- 1/3 cover mezzanine level extending to 323 sq ft
- 4.5m minimum eaves height
- 3 phase electricity supply

Location

The unit is 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 Gytratory which provides direct access to junction 2 of the M621 motorway.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	1,012	94.02
Mezzanine	323	30.01
Total	1,335	124.03

Viewings

Viewings are available via the sole agents.

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

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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