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Stoneacre
COMMERCIAL

Stoneacre Properties
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Armley Road, LS12 2DR

£47,000 Per Annum

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chape;Allerton (North Leeds) and Whickirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Warehouse premises, with office space and trade counter Mezzanine to warehouse External area including a loading bay and rear storage area High Prominence to Armley road Warehouse with heating and lighting Open plan office with trade counter / reception area Secure site, with mesh panel fencing at the front and palisade fence to the rear 4.88 min eaves to warehouse

- 7392 sq ft
- 0.26 Acre Site
- Prominent Position
- Warehouse / Trade Counter
- Fully Refurbished
- Loading Bay & parking
- Rear Storage Area
- Warehouse Mezzanine

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
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rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Law Society OnTheMarket.com

LOCATION

The property is located on Armley Road, within Armley industrial estate with close proximity to the city centre with good transport links in Armley approximately 1 mile from the city centre. It is approximately 1.5 miles from junction 2 of the M621, which gives access to junction 27 of the M62 to the west and junction 43 and 44 of the M1 to the east and south.

DESCRIPTION

Warehouse premises with 4.9 min eave including mezzanine, with office space and trade counter / reception area with external area including a loading bay and rear storage area offering high Prominence to Armley Road

Secure site, with mesh panel fencing at the front and palisade fence to the rear.

ACCOMMODATION

The property provides:-

Warehouse 3,600 sq ft 334.45 m²
Office / Trade counter 1,232 sq ft 114.46 m²

TOTAL FLOOR AREA 4,832 sq ft 448.91 m²

Mezzanine 2,560 sq ft 237.83 m²

TOTAL AREA 7,392 sq ft 686.74 m²

Plus WC's

Site size 0.26 acres

Private delivery yard & parking shared with just with one other unit.

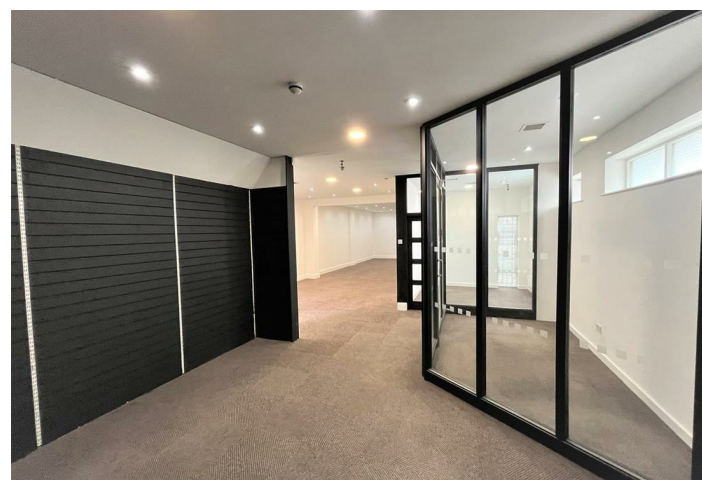
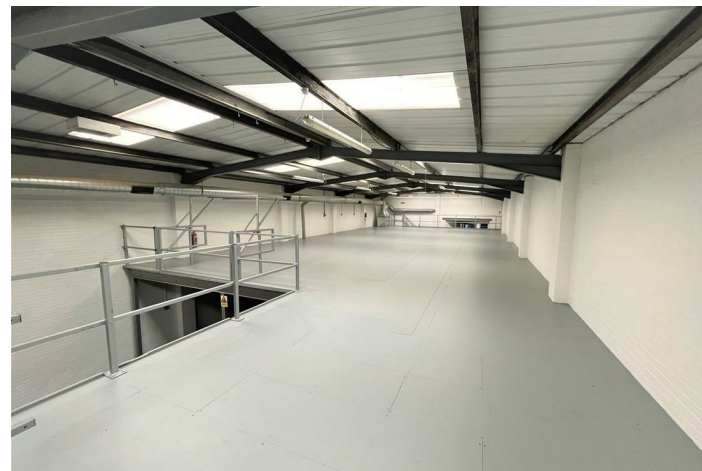
TERMS

The unit is available by way of a new Full repairing & Insuring Lease

£47,000 per annum

The property is not opted to tax (no VAT).

Each party will be responsible for their own legal costs.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

9044-1569-4794-9542-6034

Rating E-108

This can be viewed on www.gov.uk/find-energy-certificate

BUSINESS RATES

According to the Valuation Office Agency website, we understand this property has rateable values of £30,750RV

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

- 1.The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
- 4.All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared February 2023.

