



## Unit 9 Albion Park, Albion Way, Leeds, LS12 2EJ

### Modern Industrial Unit

**755 sq ft (70.14 sq m)**

- Self-contained industrial unit
- Roller shutter and separate personnel door
- Well maintained site
- 3 Phase electric supply
- Good road connections
- 4.5 minimum eaves height

### Summary

|                |                 |
|----------------|-----------------|
| Available Size | 755 sq ft       |
| Rateable Value | £12,250         |
| Service Charge | £0.85 per sq ft |
| 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
- 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 Gyratory which provides direct access to junction 2 of the M621 motorway.

### Accommodation

The accommodation comprises the following areas:

| Description  | sq ft      | sq m         |
|--------------|------------|--------------|
| Warehouse    | 755        | 70.14        |
| <b>Total</b> | <b>755</b> | <b>70.14</b> |

### Viewings

Viewings are available via the sole agents.

### Terms

The property is available to let on new lease 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.

### Legal Fees

Each party will be responsible for their own legal costs incurred in this transaction.



### Viewing & Further Information



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