



Unit 1, Armley Nano Park

Armley Road, Leeds, LS12 2LB

HYBRID OFFICE/WAREHOUSE UNIT

1,730 sq ft
(160.72 sq m)

- Unbeatable location
- Hybrid business unit 50% office 50% workshop
- High specification office fit out of 865sq ft per floor



Unit 1, Armley Nano Park, Armley Road, Leeds, LS12 2LB

Summary

Available Size	1,730 sq ft
Rent	£25,000 per annum
Rates Payable	£9,855.25 per annum
Rateable Value	£19,750
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	B (26)

Description

The subject property offers a high specification hybrid office/workshop in an excellent location and strong transport links. This recently developed business park offers a shared secure yard with parking, a perimeter fence and electric gate.

The property benefits from the following:

- * Airsource heat pump heating & cooling
- * 3.5 metre insulated sectional overhead door
- * Broadband fibre fitted as standard Gigabyte capable
- * WC and kitchenette fitted

Location

Armley Nano Park is superbly located within 1 mile of Leeds City Centre and 1.5 miles of the M621 Motorway. The estate is situated off Armley Road offering strong transport links which connect to the Stanningley Bypass in the west and Leeds Inner Ring Road (A58) to the east.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Gross Internal Areas:

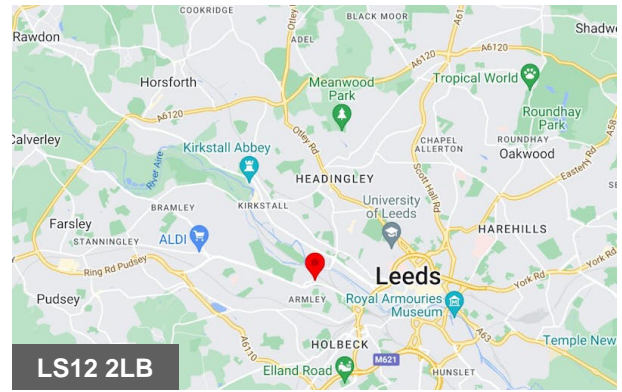
Name	sq ft	sq m
Unit - Warehouse	865	80.36
Unit - Offices	865	80.36
Total	1,730	160.72

Viewings

Please contact the agent to arrange a viewing.

Terms

The unit is available by way of a new full repairing and insuring lease, for a number of years to be agreed.



Viewing & Further Information



Hazel Cooper

0113 245 1447

hazelcooper@cartertowler.co.uk



Max Vause

0113 245 1447

maxvause@cartertowler.co.uk