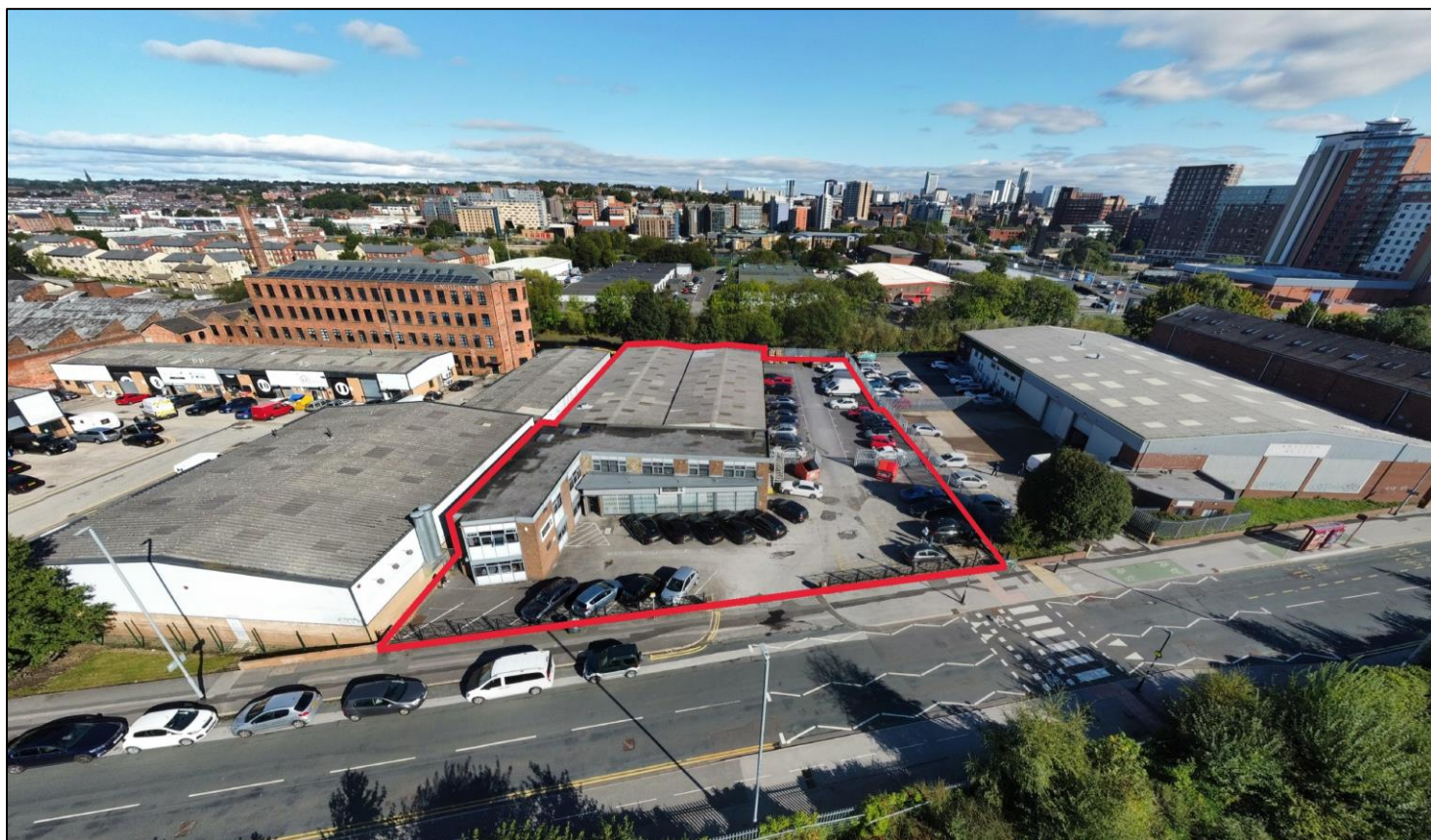


# TO LET Wharfedale Property

Project House, Armley Road, Leeds LS12 2DR

Highly Prominent Trade / Industrial Premises with Offices and Showroom



Rent: £150,000 plus VAT per annum exclusive

16,469 ft<sup>2</sup> (1,530 m<sup>2</sup>)

- Strategically located just off Leeds Gyratory (A58), less than 1 mile from Leeds City Centre
- Benefitting from extensive main road frontage to Armley Road
- Self-contained site with generous car park and yard areas to the side, front and rear
- Potentially Available from early 2022
- EPC Rating – C (53)

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
[info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)

01924 476496

# TO LET

## Wharfedale Property

### Location

Project House is situated on Armley Road, which connects the A58 Wellington Road (Leeds Gyratory) with the A647 Canal Street/Armley Road less than 1 mile from Leeds city centre.

The premises benefit from excellent access to main arterial routes serving the Leeds area along with both the M1 and M62 motorways, via the M621.



### Description

The premises comprise a brick built single storey warehouse / workshop unit to the rear, under a two-bay pitched roof. To the front there is a two-storey office / showroom under a flat roof, which interconnects to the workshop / warehouse.

Internally the warehouse provides open plan accommodation within a two-bay building with two loading doors accessible to the side yard area. The offices, showroom, toilets and ancillary accommodation are also fit out to a high standard.

The premises have been occupied for many years by a tile distributor with ancillary showroom and storage, prior to their imminent relocation. The premises benefit from a large, surfaced yard area providing storage and loading / vehicle turning to the rear and side as well as car parking to the front and side on a total site area of 0.33 ha (0.813 acres).

### Accommodation

Measured on a Gross Internal Floor Area basis, the Premises extends to 16,469 ft<sup>2</sup> (1,530 m<sup>2</sup>) and comprises:

| Description                     | ft <sup>2</sup> | m <sup>2</sup> |
|---------------------------------|-----------------|----------------|
| Warehouse / Workshop            | 10,254          | 952.62         |
| Ground Floor Offices / Showroom | 3,457           | 321.16         |
| First Floor Offices             | 2,758           | 256.22         |

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## Terms

Available by way of a new tenant's fully repairing and insuring lease for a period of years to be agreed, incorporating periodic rent reviews where applicable.

## VAT & Building Insurance

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable. Building Insurance figures are available upon request.

## Business Rates

Showroom & Premises: £83,500 Rateable Value. The tenant is to be responsible for payment of Business Rates direct to the relevant Charging Authority.



## Further Details and Viewings

Viewings strictly by appointment only, contact:

Wharfedale Property 01924 476 496

Joe Oade Email: [joe@wharfedaleproperty.co.uk](mailto:joe@wharfedaleproperty.co.uk)

Michael Steel & Co 0113 234 8999

Alec Michael Email: [alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)

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Subject to Contract

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