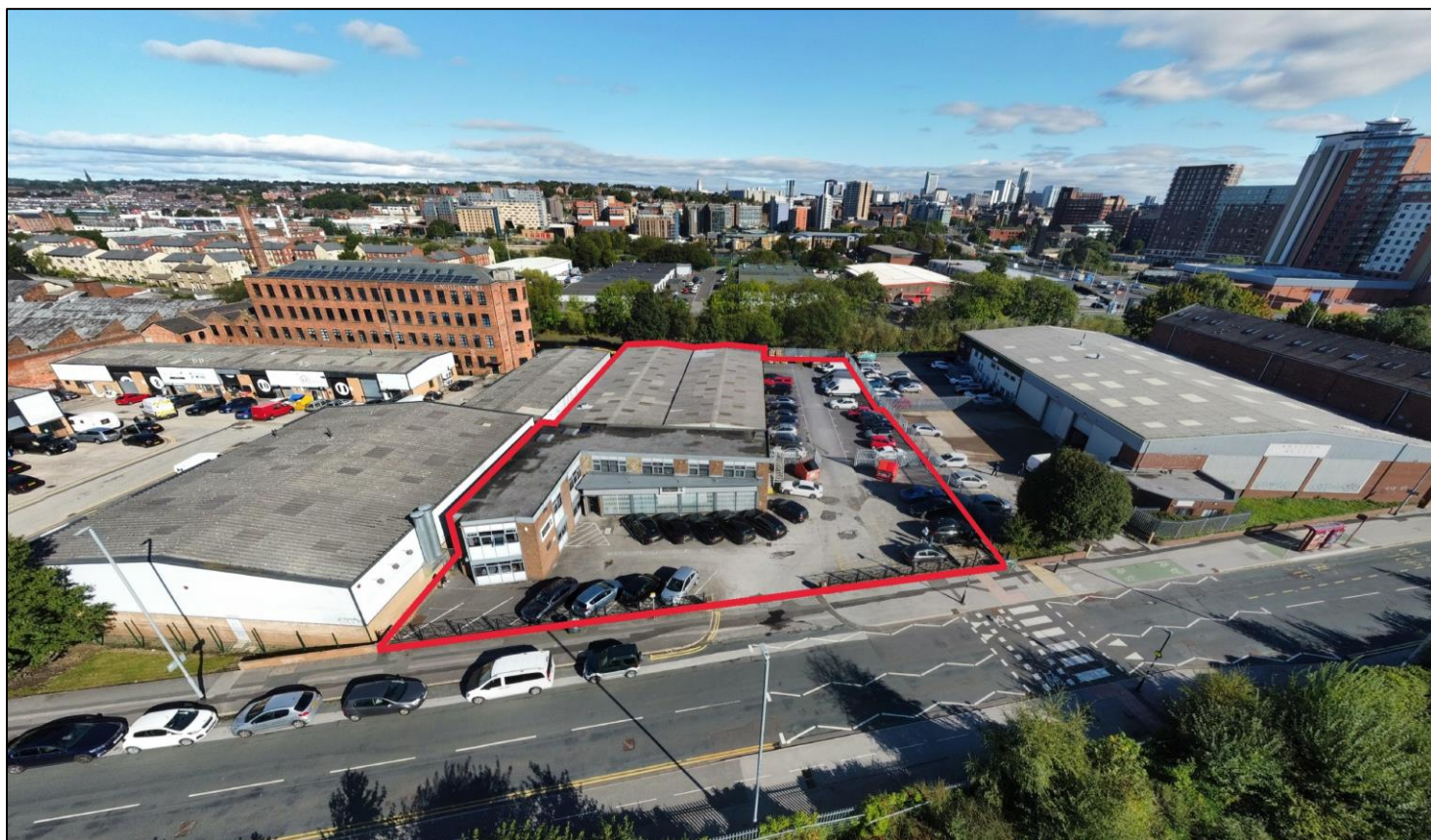


TO LET Wharfedale Property

Project House, Armley Road, Leeds LS12 2DR

Highly Prominent Trade / Industrial Premises with Offices and Showroom



Rent: On Application

16,469 ft² (1,530 m²)

- 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
- Multiple refurbishment options available to suit the ingoing tenants requirements
- EPC Rating – C (60)

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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 ft² (1,530 m²) and comprises:

Description	ft ²	m ²
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: £65,500 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:

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Subject to Contract

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