

TO LET

LM^{ONE}.

LIGHT INDUSTRIAL UNIT AND WORKSHOP



UNIT 11, ALBION PARK, ALBION WAY, LEEDS, LS12 2EJ

Rent - £1,318 per calendar month

Size – 1,008 sq ft

- Ideal space for workshops and small business
- Flexible terms available
- Excellent location near Leeds city centre
- Modern steel portal frame unit
- ****Available November 2022****

LEASING CONSIDERATIONS

- Flexible terms available
- Located on a modern business centre near Leeds city centre
- Ample free onsite parking provided
- 1,008 sq ft GIA unit
- Quoting rent £1,318 per calendar month (inclusive of insurance and service charge)
- A range of uses possible subject to B1 and B8 planning uses.
- The unit benefits from electric roller shutter door, personnel door, 3 phase electric, lighting and W/C facilities.



LOCATION

The business park is located 2 miles west of Leeds city centre.

Albion Park is situated on Albion Way which feeds into Armley road and from there to major arterial routes, A58 connecting to Leeds city centre, and the Leeds gyratory roundabout connecting to the M621 via the A643.

DESCRIPTION

Flexspace Leeds Albion Park is a modern business centre with modern terraced industrial/workshop accommodation constructed in steel portal frame with profile insulated metal sheet cladding. The centre provides ample free on-site car parking. The workshop unit benefits from powered roller shutter doors with personnel access doors, 3-phase electricity, lighting, WC and washing facilities.

For local amenities, Armley town centre is approximately a mile away where you'll find a Tesco Express, a Post Office and a range of shops, restaurants, takeaway outlets, cafes and bars. There is a cafe on the industrial estate and an Esso service station with a Spar shop just across the road.



For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency





RENT

Quoting £1,318 per calendar month (inclusive of insurance and service charge)

BUSINESS RATES

The property has a Rateable Value of £10,250. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

EPC available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

By prior arrangement with the agent:

Tel / 07552 476 571

Email / Steven@LM1.agency

Tel / 07960 708 544

Email / Matt@LM1.agency

August 2022

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

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