

STORAGE SPACE

2750 SQ FT (255.5 SQ M)

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- 2nd Floor
- Internal goods lift
- Communal car parking
- Storage space



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TO LET



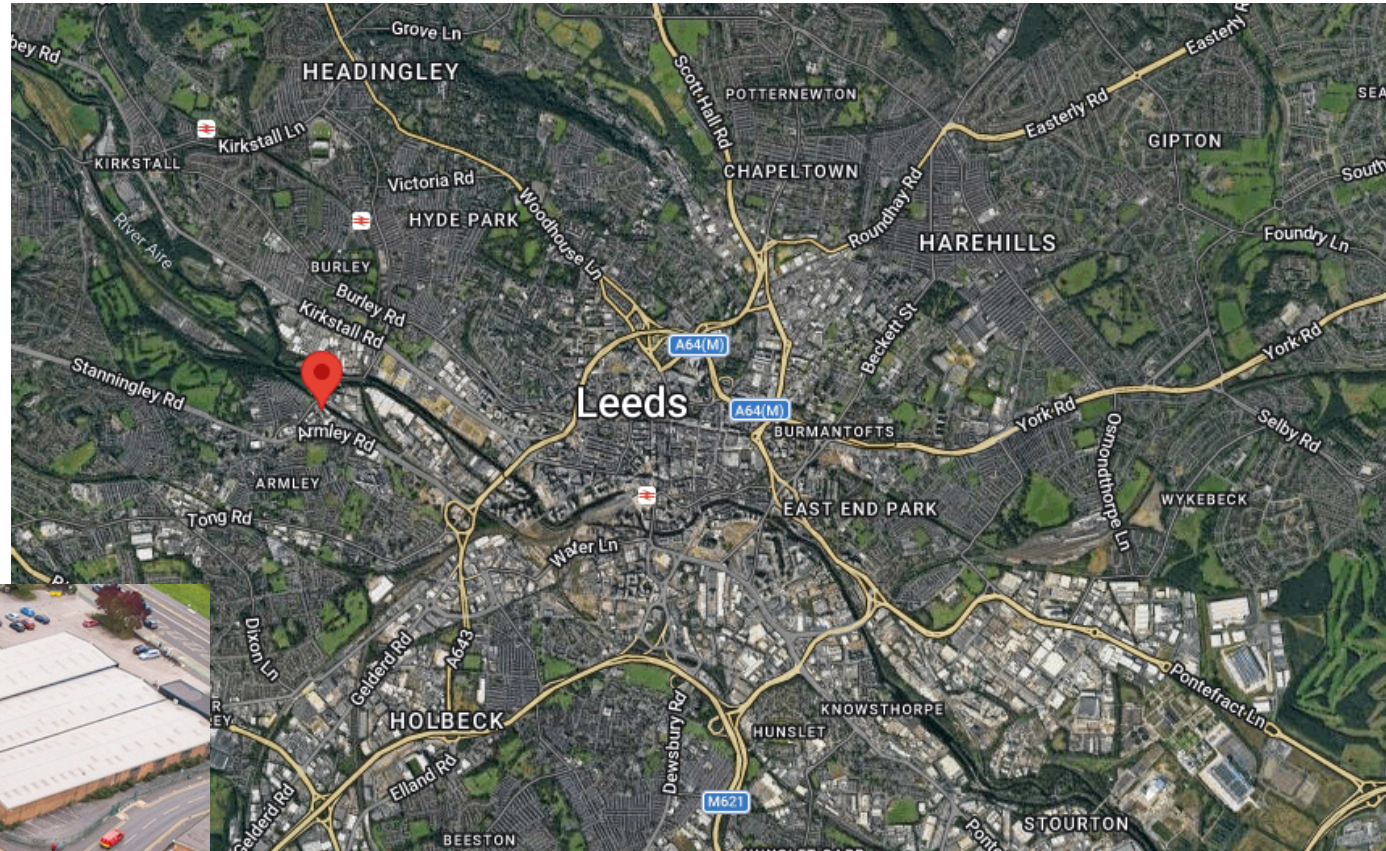
**Units 8 and 8a
Carlton Mills
Armley
Leeds
LS12 2QG**

**£12,000 + VAT
Per Annum**

LOCATION

The complex fronts Pickering Street, which links Armley Road (A647 Leeds to Bradford trunk road) with Canal Road, approximately 2 miles west of Leeds city centre.

The property is within easy reach of Leeds city centre and the motorway network beyond.



Indicative Site Plan



DESCRIPTION

The property is located on the second floor of the three storey brick refurbished mill property.

Access to the premises is via the communal ground floor entrance fronting Pickering Street.

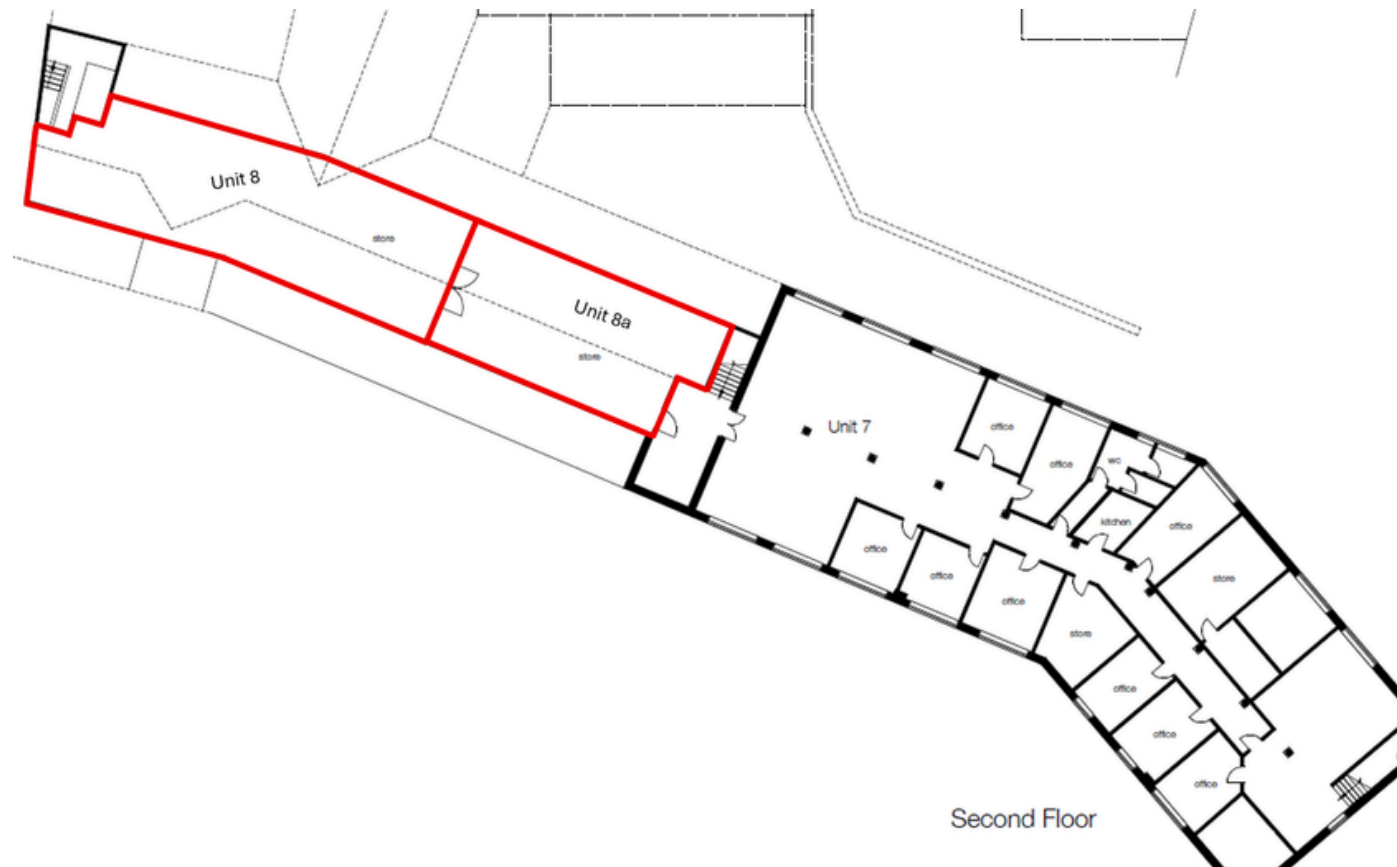
The space comprises of a combination of different size partitioned rooms, and benefits from an internal goods lift accessed from Pickering Street.

Externally, the property benefits from shared car parking.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
2nd Floor	2750	255.5





EPC

The property currently benefits from an EPC rating of C-51

VAT

VAT is applicable at the property.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of an effective repairing and insuring lease for a term of years to be agreed at a commencing rent of £12,000 + VAT per annum.

SERVICE CHARGE

A service charge is raised in relation to the maintenance and upkeep of the common areas of the estate.

RATEABLE VALUE

the rateable value for the property is as follows:

Unit 8: £9,900

Unit 8a: £8,600

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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