



Unit 7 Armley Link Trading Estate

Leeds, LS12 2QN

INDUSTRIAL / TRADE COUNTER PREMISES TO LET

601 sq ft
(55.83 sq m)

- Trade Counter Units
- Excellent Frontage
- Available immediately
- 1/2 miles from Leeds City Centre
- 1 mile from M621 Motorway



Unit 7 Armley Link Trading Estate, Leeds, LS12 2QN

Summary

Available Size	601 sq ft
Rent	£10,000 per annum
Rateable Value	£6,600
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (100)

Description

Armley Link Trading Estate is a prominent and established trade counter estate. The units provide a variety of sizes ranging from 600 to 2,300 sq. ft which are connected by a large shared yard. The estate benefits from excellent parking provisions and main roadside frontage.

The property comprises part of a modern terrace of single-storey industrial units of steel portal frame construction, with external cladding of brickwork and profile metal sheet. Externally the unit benefits from dedicated parking and shared yard with a dedicated unloading area.

Location

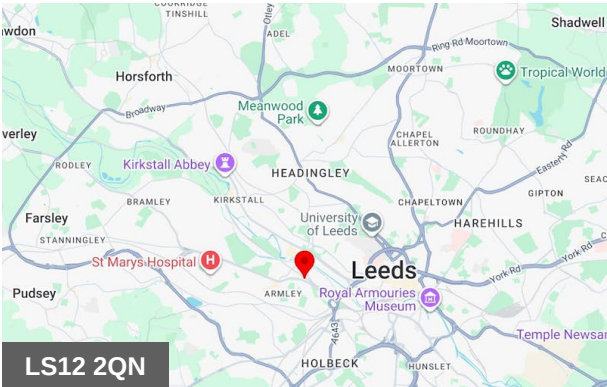
Armley Link Trading Estate is superbly located benefiting from excellent frontage on to Armley Road (A647). The estate is within 1/2 a mile of Leeds City Centre and 1 mile from Junction 2 of the M621 Motorway.

Terms

The unit is available by way of new full repairing and insuring leases for a term of years to be agreed.

Viewings

By appointment only, please contact the agent direct.



Viewing & Further Information



Hannah Brumpton
07534 126 236
hannahbrumpton@cartertowler.co.uk

