


TO LET

Unit 1, Maybrook Industrial Park, Armley Road, Leeds, LS12 2EL

19,030 Sq Ft (1,767.89 Sq M)

Detached warehouse / industrial premises

- Detached industrial / warehouse extending to 19,030 sq. ft.
- Situated on a large site of 1.3 acres
- Eaves height of 5.96 metres
- Loading is via 3 full height electric sectional up and over ground level doors
- Generous staff / customer car parking

 **0113 245 6000**

 **GentVisick.com**





Location

The property is very well located within 1 mile of Leeds City Centre and 1.25 miles off Junction 2 of the M621 motorway to the south. The estate is situated off Armley Road which connects to the Stanningley Bypass in the west and Leeds Inner Ring Road (A58) to the east.

The immediate surrounding area consists of mainly warehouse / industrial occupiers with some retail occupiers situated on the new Armley Retail Park some 0.3 miles to the west.

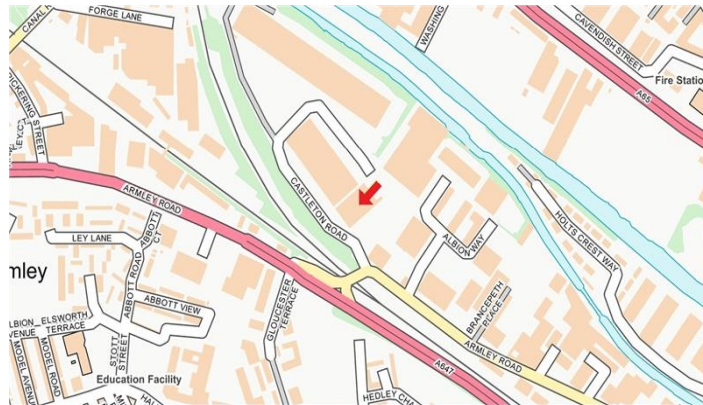
Description

The property comprises a detached, single bay, warehouse / industrial premises. The warehouse benefits from a clearing working height of 5.96 metres and 3 full height electrical sectional up and over ground level doors.

Externally the property benefits from a large and secure service yard together with generous staff and customer parking provisions.

Accommodation

Accommodation	Sq. M.	Sq. Ft.
Warehouse	1,493.97	16,081
Offices	214.98	2,314
Warehouse kitchenette / WC's	58.99	635
Total	1,767.94	19,030



Terms

The property is available by way of a sub-lease or assignment of the existing lease term expiring on 19th March 2022.

EPC

The property has been assessed with an EPC rating of C - 66.

Legal Costs

Each party to bear their own legal costs involved within the transaction.

Viewings

For further information or to arrange a viewing please contact either of the joint letting agents Gent Visick or Burston Cook.

Daniel Walker
0113 200 3988
daniel.walker@gentvisick.com

Harry Fullerton
0113 200 3983
harry.fullerton@gentvisick.com

Burston Cook
0117 934 9977

☎ 0113 245 6000

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