

**TO LET
PROMINENT ROADSIDE TRADE COUNTER
OPPORTUNITY**



Armley Road, Leeds – Phase II

- 3,175 SQ FT (294.96 SQ M)**
- Prominent Frontage**
- Direct access from Armley Road**
- Shared car park & yard area**
- Phase I fully let to Lidl, Farm Foods and B&M**
- Neighbouring unit let to ATS**

www.holderandco.com

www.holderandco.com

www.holderandco.com



LOCATION

Situated on the south side of the busy A647 Armley Road with extensive road frontage, approx. 1 mile west of Leeds City Centre. The site benefits from excellent links with the region's motorway network with the A647 linking with the A58 (M) and in turn connecting with Junction 2 of the M621 motorway.

DESCRIPTION

Modern single-storey trade counter unit with planning for B1/B8 use set within an established mixed-use area. Loading, yard and dedicated parking are to the front of the unit.

RATEABLE VALUE

The premises are in the process of being re-assessed.

TERMS

The unit is offered by way of a new FRI lease, rental upon application.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse	294.96	3,175
TOTAL:	294.96	3,175

CONTACT

Viewing strictly by appointment via joint agents:

Holder & Co. on 0113 323 4504

Owen Holder: owen@holderandco.com

Philip Caspell: philip@holderandco.com

or

Fox Lloyd Jones on 0113 243 1133

Louise Larking: louise.larking@fjltd.co.uk

Harry Dunhill: harry.dunhill@fjltd.co.uk