



Albion Park
Industrial Estate

Albion Way, Leeds

TO LET - UNITS 12 & 13

INDUSTRIAL/ WAREHOUSE UNITS

1,272 - 2,544 sq ft
(118 - 236 sq m) COMBINED



**FULLY
REFURBISHED**



**SECURE GATED
ESTATE WITH CCTV**



**SUPERB ACCESS TO
LEEDS CITY CENTRE
AND THE M621**



**SMALL BUSINESS
RATES RELIEF
AVAILABLE**

LS12 2EJ

LOCATION

The units are located within the well established Albion Park Industrial Estate which is accessed from Armley Road via either Wellington Street (A58) or Canal Street (A647).

Albion Park is situated approximately 1.2 miles south west of Leeds City Centre and approximately 1.5 miles north of Junction 2 of the M621.

DISTANCES



DESTINATION	MILES
A58	0.5
Leeds City Centre	1.2
Leeds Railway Station	1.4
M621 J2	1.5



A Albion Park Industrial Estate

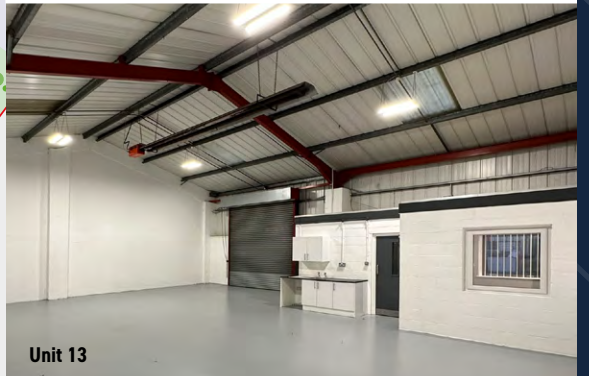
Albion Way, Leeds, LS12 2EJ

DESCRIPTION

The properties comprise warehouse/industrial units which benefit from a secure estate, roller shutter door, WC and kitchenette facilities. Both units have recently undergone refurbishments including full internal redecoration to office and warehouse. Units benefit from LED lighting and dedicated parking.



Unit 13



Unit 13

TERMS

The properties are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

Unit 12 has an Energy Performance Rating of D98 and Unit 13 has a rating of D99.

VAT

All figures quoted are exclusive of VAT. VAT may be charged at the prevailing rate, your legal advisor should verify.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013
GV&Co and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by GV&Co and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is March 2024.

Letting Agent



0113 245 6000

Jonathan Jacob

07809 526 118
jonathan@gvproperty.co.uk

Landlord

RIBSTON

01937 290 089
www.ribston.co.uk

Oliver Graham

07540 505 550
olivergraham@ribston.com

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