



Albion Park
Industrial Estate

Albion Way, Leeds

TO LET

INDUSTRIAL/ WAREHOUSE UNITS

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



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



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UNIT	SIZE (SQ FT)	EPC
10	1,277	D
12	1,277	D
13	1,272	D
14	1,275	E

A Albion Park Industrial Estate

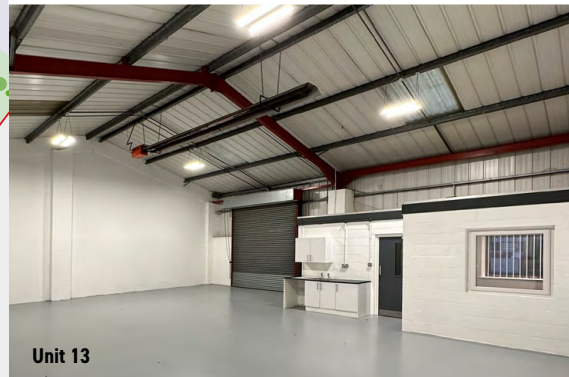
Albion Way, Leeds, LS12 2EJ

DESCRIPTION

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



Unit 10



Unit 13

TERMS

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

EPC

Energy Performance Certificates are available upon request.

VAT

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

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