

FOR SALE

5 CANAL PLACE

LEEDS LS12 2DU

OFFICE/INDUSTRIAL  
REFURBISHMENT  
OPPORTUNITY

15,378 sq ft (1,428.6 sq m)

Good Access  
to J2 M621



Enclosed  
Yard



Generous  
On-Site Parking



City Centre Within  
Walking Distance



PLANET.BANK.LOCATE

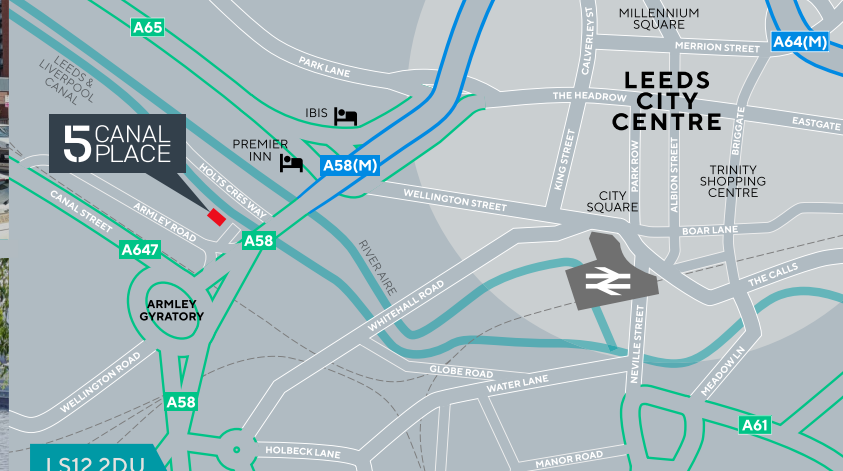
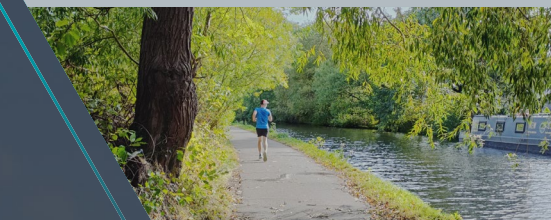




# DESCRIPTION

The property comprises a semi-detached, freehold industrial unit that has been converted into office accommodation on a site totalling approximately 0.44 acres (0.18 hectares).

The premises is of block and brickwork construction beneath a pitched profiled asbestos cement sheet roof. Internally the building contains solid and raised access floors, suspended ceilings and predominantly painted plaster walls. The ground floor is subdivided to provide offices with ancillary accommodation including a secure call handling centre, with further offices on the first floor. The rear service yard / car parking provides approximately 25 car parking spaces.



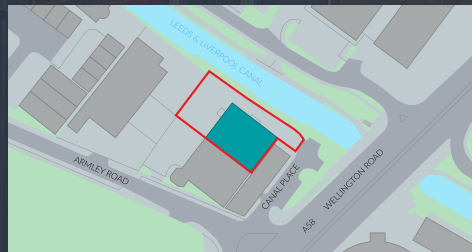
## Accommodation based on NIA

	SQ FT	SQ M
GROUND FLOOR	7,689	714.3
1ST FLOOR	7,689	714.3
<b>TOTAL</b>	<b>15,378</b>	<b>1,428.6</b>



# LOCATION

5 Canal Place is located at the south eastern end of Armley Road at its junction with the A58 (Wellington Road), one of the primary arterial routes to the Western side of the city with good access to Junction 2 of the M621 motorway to the south. Access to the property is via Canal Place from Armley Road into an enclosed yard / car park. Surrounding occupiers comprise a mix of predominantly industrial and office occupiers.



### TERMS

We are seeking offers, in excess of £625,000 plus VAT, for the freehold.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of this transaction.

### VIEWINGS

Strictly by appointment only with Savills the sole selling agent.

### EPC

A full copy of the energy performance certificate is available upon request.

### RATEABLE VALUE

The Rateable Value of the premises is £90,000. We advise all interested parties to make their own enquiries with the Local Authority.

### JACOB JOLLY

[jacob.jolly@savills.com](mailto:jacob.jolly@savills.com)

### PAUL FAIRHURST

[pfairhurst@savills.com](mailto:pfairhurst@savills.com)



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

Savills 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 Savills 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 October 2023.