



2 Driver Terrace

Wellington Road, Leeds, LS12 1EA

**Fully refurbished detached
warehouse with offices TO LET.**

8,670 sq ft
(805.47 sq m)

- High quality warehouse with offices
- Excellent location
- Immediately available
- Large secure yard
- 1,180 sq ft mezzanine

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Summary

Available Size	8,670 sq ft
Rent	Rent on application
Rateable Value	£48,000 Parties are advised to contact Leeds City Council for full rates payable
Service Charge	N/A
VAT	All rents quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs. Each party are liable for their own legal costs in connection with the transaction.
EPC Rating	Upon enquiry

Description

The property comprises a fully refurbished detached warehouse building with offices contained within a large secure fenced yard.

The property is set back from Wellington Road with the main warehouse building being set to the rear of the site. The two storey offices abut the warehouse leading onto a mezzanine level with internal access from the offices and two points of access from the warehouse.

The warehouse is of modern steel portal frame construction with metal clad elevations and translucent roof lights. The site and yard is level and has a concrete surface throughout.

Internally, the property has the following specification; Warehouse: - Concrete floor - Full height roller shutter door - Steel frame mezzanine - Florescent strip lighting - W.C's.

Office: - Gas central heating - LED lighting - Suspended ceilings - W.C's - Carpeted flooring

Location

The property is situated in a prime location set back from Wellington Road approximately 100m to the west of the Armley Gytratory.

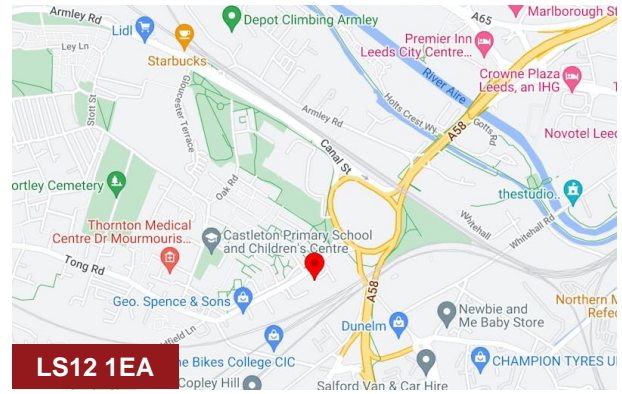
Access to Leeds city centre is provided via the gyratory and the A58 1 mile to the east, with junction 2 of the M621 motorway accessed via the A643 dual carriageway to the south.

Accommodation

Name	sq ft	sq m
Unit - Warehouse	6,895	640.57
Unit - Office	1,775	164.90
Total	8,670	805.47

Terms

The property is available by way of a new fully repairing and insuring (FRI) lease on terms to be agreed.



Viewing & Further Information



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