



Michael Steel & Co  
PROPERTY CONSULTANTS

**PRELIMINARY ANNOUNCEMENT  
TO LET  
HIGHLY PROMINENT TRADE  
WAREHOUSE/INDUSTRIAL  
PREMISES**

**FORMER TILE PREMISES,  
41-45 STANNINGLEY ROAD, LEEDS,  
WEST YORKSHIRE, LS12 3LW**

2,684 m<sup>2</sup> (28,891 sq ft)



- Large open plan warehouse/industrial premises with former showroom/trade counter area to the front
- Substantial frontage to the main A647 Stanningley Road less than 3 miles from Leeds City Centre
- Benefitting from some onsite parking and potentially suitable for a variety of trade/industrial/commercial uses (STP)

***Immediately Available for Occupation***

**For further information please contact Alec Michael ([alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk))**

**Our Ref: 2544/A/M**

**March 2018**

**Subject to Contract**

**0113 2348999**