



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Wharfedale Property

**TO LET- Due to Relocation**

# **STRATEGIC TRADE/INDUSTRIAL PREMISES WITH OFFICES CLOSE TO CITY CENTRE**

**PROJECT HOUSE, ARMLEY ROAD,  
LEEDS, WEST YORKSHIRE, LS12 2DR**

1,530m<sup>2</sup> (16,469 sq ft)



- Good quality single storey warehouse/workshop premises with office/showroom to the front
- Strategically located fronting Armley Road and only a short distance off Leeds Gyratory and from City Centre
- Benefitting from a self contained site with good onsite parking – *potentially available from early 2022*

**0113 2348999**

## Location

Project House is situated on Armley Road, which connects the A58 Wellington Road (Leeds Gytratory) with the A647 Canal Street/Armley Road only a short distance from Leeds city centre. Therefore the premises do benefit from excellent access to main arterial routes serving the Leeds area along with both the M1 and M62 motorways, via the M621.



## Description

The premises comprise a brick built single storey warehouse/workshop unit to the rear, under a two bay pitched roof. To the front there is a two storey office/showroom under a flat roof, which interconnects to the workshop/warehouse. The premises have been occupied for many years by a tile distributor with ancillary showroom and storage, prior to their imminent relocation.

The premises benefit from a large surfaced yard area providing loading/vehicle turning to the side as well as car parking to the front and side on a total site area of 0.33 ha (0.813 acres).

## Accommodation

Warehouse/workshop 952.62m<sup>2</sup> (10,254 sq ft)  
Providing open plan accommodation within a two bay building with two loading doors accessible to the side yard area.

Ground floor office/showroom 321.16m<sup>2</sup> (3,457 sq ft)  
Internal partitioning to provide a series of office, showroom and ancillary accommodation including toilets.



First floor offices 256.22m<sup>2</sup> (2,758 sq ft)  
Internal partitioning to provide a series of private and general offices along with toilet provisions.

**Gross Internal Floor Area 1,530m<sup>2</sup> (16,469 sq ft)**

## Services

We are advised the premises benefit from all mains services including electricity, sewer drainage and water, in addition to independent heating (to the offices/showroom) and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## EPC

The property has an EPC rating of C (53).

## Non Domestic Rating

We are advised by the Valuation Office website the premises are assessed as:-

Showroom & Premises RV £83,500

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 2224444.

## Vacant Possession

The lease to the existing tenant expires in April 2022 although as part of their imminent relocation it has been advised vacant possession could be available from January 2022.

## Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed incorporating regular rent reviews.

## Rent

£150,000 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

## VAT

The rent is quoted exclusive of VAT and VAT will be payable, if applicable.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Wharfedale Property**  
Joe Oade

Tel: 01924 476496  
[joe@wharfedaleproperty.co.uk](mailto:joe@wharfedaleproperty.co.uk)

**Our Ref: 3190/A/M**  
**October 2021**

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
**www.michaelsteel.co.uk**

**Michael Steel & Co** conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.