



Michael Steel & Co  
PROPERTY CONSULTANTS

# FOR SALE

## LIGHT INDUSTRIAL/ WAREHOUSE UNIT WITH **P**

UNIT 1 STATION WAY, ARMLEY,  
LEEDS, LS12 3HQ

153.07m<sup>2</sup> (1,647 sq ft)

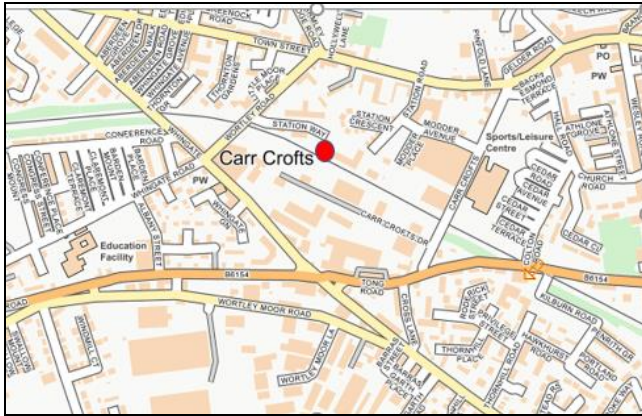


- Freehold with vacant possession
- Single storey accommodation with mezzanine, yard/parking
- Potential for no business rates payable (under relief to small businesses)

# 0113 2348999

## Location

The premises form part of a light industrial/trading estate at Station Way off Wortley Road which links Town Street and Whingate/Upper Wortley Road approximately 2 miles to the west of Leeds city centre. Armley Giratory is 1¼ miles to the east.



## Description

End terraced light industrial/warehouse unit (within a parade of 9 similar properties) of single storey steel framed construction under a single pitched double skin and insulated metal roof incorporating translucent roof lights. The concrete floor supports internal partitioning to a WC and the property has storage above.

## Accommodation

Single storey factory/warehouse 101.39m<sup>2</sup> (1,091 sq ft)

Storage floor 51.68m<sup>2</sup> (556 sq ft)

**TGIFA 153.07m<sup>2</sup> (1,647 sq ft)**

## Services

Mains electricity (3 phase), water and drainage are connected to the property. There is a gas pipe in to the unit. Prospective purchasers must satisfy themselves with regard to condition and/or capacity.

## Rating

We have identified the property on the Valuation Office website and confirm the premises are assessed for business rates as follows:-

Warehouse & Premises RV £9,500

The National Uniform Business Rate for 2021/22 is 49.9p in the £.

Occupiers of the property may benefit from small business rates relief and have no rates liability as the RV is below the threshold.

## EPC

The property has an EPC Rating of E (120).

## Price

Offers in the region of £149,950.

## VAT

The price is quoted exclusive of VAT.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and source of funding will be required from the successful offeree prior to instructing solicitors

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

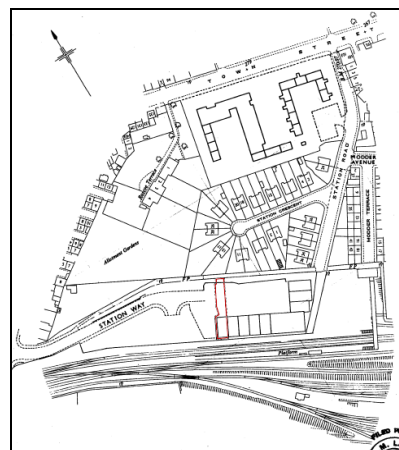
Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Richard Barker  
Ben Preston

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

**Our Ref: 3241/A/RB**  
**March 2022**

**Subject to Contract**



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**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.