



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

**LIGHT INDUSTRIAL/  
WAREHOUSE UNIT WITH P**

**UNIT 4 STATION WAY, ARMLEY,  
LEEDS, LS12 3HQ**

127.55m<sup>2</sup> (1,373 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 Gyratory is 1¼ miles to the east.



## Description

Mid 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 kitchen and the property has offices above.

## Accommodation

Single storey factory/warehouse 99.41m<sup>2</sup> (1,070 sq ft)

Offices & storage at FF 28.14m<sup>2</sup> (303 sq ft)

**TGIFA 127.55m<sup>2</sup> (1,373 sq ft)**

## Services

Mains electricity (3 phase), gas, water and drainage are connected to the property. 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 £9,100

The National Uniform Business Rate for 2022/23 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.

## Price

Offers in the region of £157,500.

## VAT

VAT is not applicable to the price.

## 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

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**Our Ref: 2074/A/RB**  
July 2022

**Subject to Contract**

