



**UNIT 9/9A  
CARLTON TRADING ESTATE  
PICKERING STREET  
LEEDS  
LS12 2QG**

**TO LET**

**LIGHT INDUSTRIAL/WORKSHOP UNIT  
WITH QUALITY OFFICE SPACE**

**TOTAL AREA: 8221 SQ FT (763.8M<sup>2</sup>)**

## Location

The complex fronts Pickering Street, which links Armley Road (A647 Leeds to Bradford trunk road) with Canal Road, app. 2 miles west of Leeds city centre. The property is therefore within easy reach of Leeds city centre and the motorway network.

## Description

Carlton Mills provides a mixture of accommodation including workshops, warehouses, offices and studios. Unit 9/9a comprises open plan warehouse/workshop space with adjoining quality office accommodation which provides a mixture of open plan and separate meeting rooms. The unit provides dock level loading access, a 3 phase electricity supply and WC facilities. The estate benefits from a secure communal car park which is monitored by CCTV.

## Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6<sup>th</sup> Edition), the accommodation provides the following approximate floor areas:-

<b>Workshop</b>	<b>2136 sq ft (198.5m<sup>2</sup>)</b>
<b>Office/Studio</b>	<b>6084 sq ft (565.3m<sup>2</sup>)</b>
<b>Total</b>	<b>8221 sq ft (763.8m<sup>2</sup>)</b>

## Terms

The premises are available by way of a new lease upon effective full repairing and insuring terms for a minimum term of 5 years at an initial rental of **£32,000 p.a.** exclusive.

## Business Rates

According to the Valuation Office Agency website, the premises have current 2017 Rateable Values of:

Unit 9 **£14,250**  
Unit 9a **£17,500**

Interested parties are advised to direct further enquiries to the local authority.

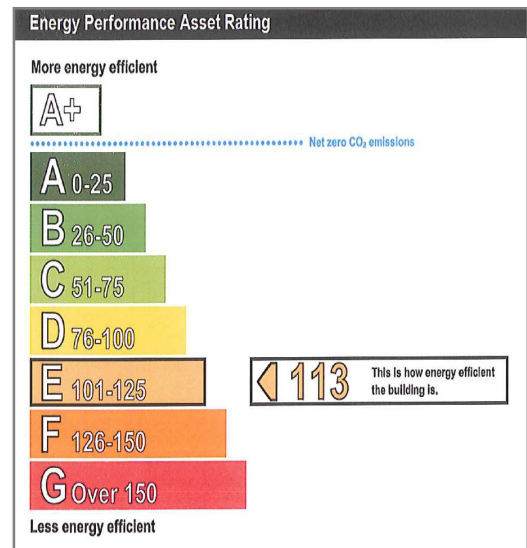
## Viewing/Further Information

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 (simon@adairpaxton.co.uk) or Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk)

## SUBJECT TO CONTRACT

Details prepared February 2022

SMH/SPD/LPJ



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MISDESCRIPTONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.