



Adair Paxton
Property Specialists

EST 1859

TO LET

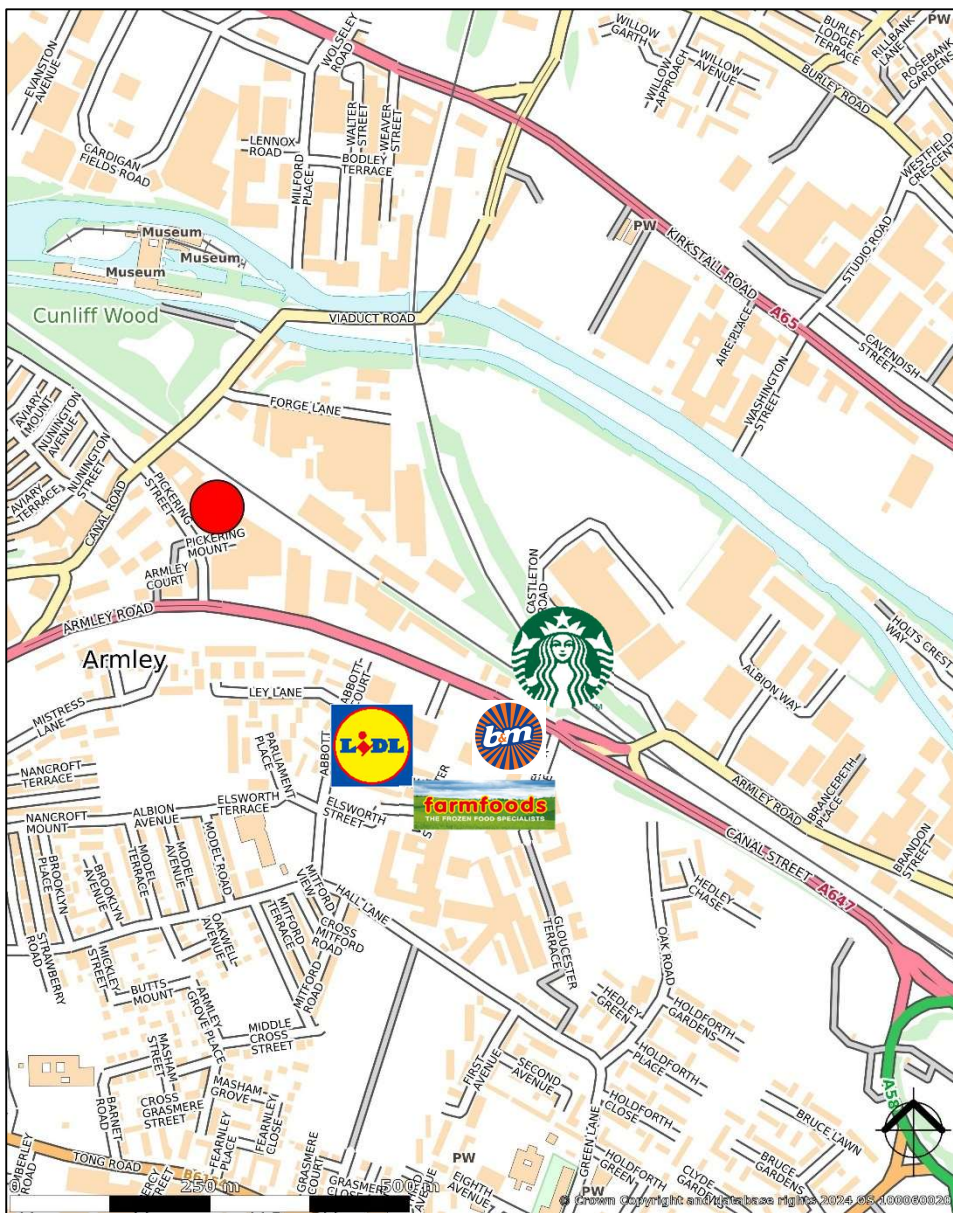
**LIGHT INDUSTRIAL /
WORKSHOP
PREMISES**

Approx. 6,134 Sq ft

**Unit 11
Carlton Trading Estate
Pickering Street
Leeds
LS12 2QG**

**Rental:
£22,000 per annum**

- Located just off Armley Road, Leeds.
- Approx. 2 Miles West of Leeds City Centre
- Open Plan Workshop Space
- Dock Level Loading Access
- 3-Phase Electricity
- WC Facilities
- Large Communal Car Park



Location

Carlton Trading Estate is situated fronting Pickering Street, which links Armley Road (A647 Leeds to Bradford trunk road) with Canal Road, approximately 2 miles west of Leeds city centre. The estate is easily accessible by car and a variety of local bus networks. The Estate includes a variety of office, industrial and leisure operators. The premises is situated in close proximity to a variety of national retail operators on Armley Road such as B&M, Farmfoods and Lidl.

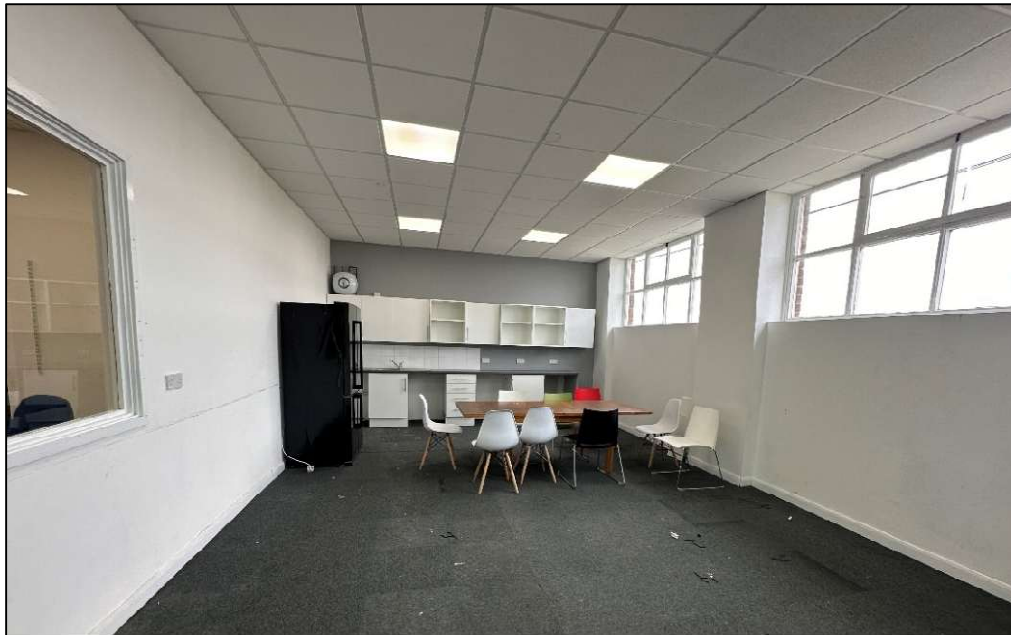
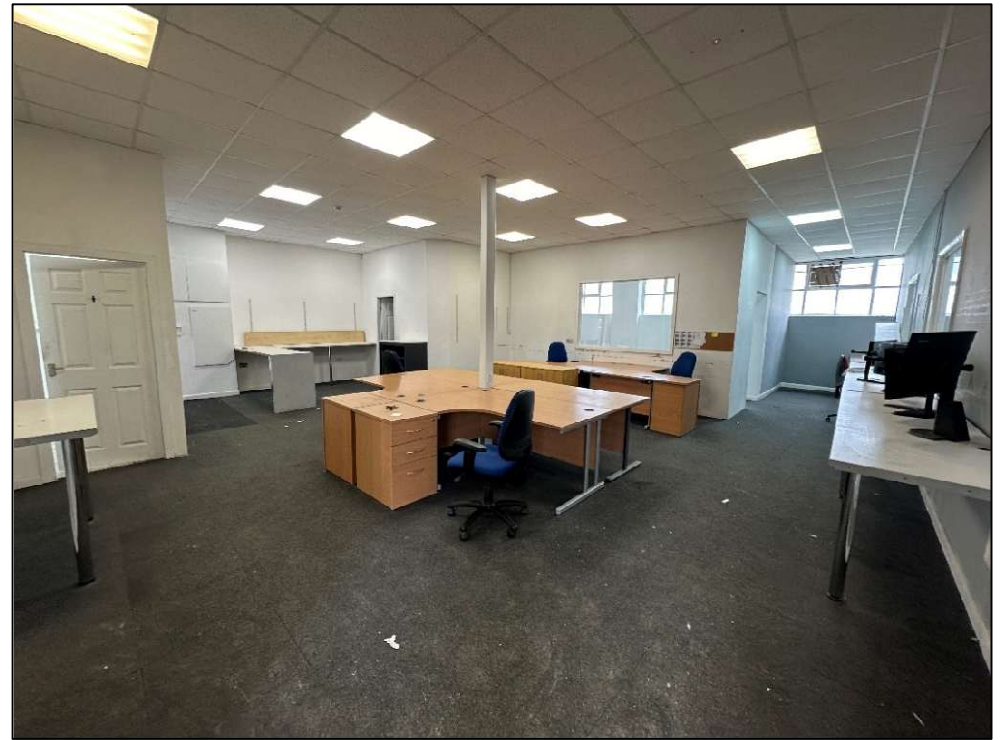
Description

Unit 11 is situated in the centre of the Carlton Trading Estate which is accessed via the main car park. The unit comprises of a workshop / warehouse space that includes separately partitioned office accommodation, Meeting / Storage rooms, kitchen and WC facilities. The space benefits from an abundance of natural light from both the north and south facing elevations.

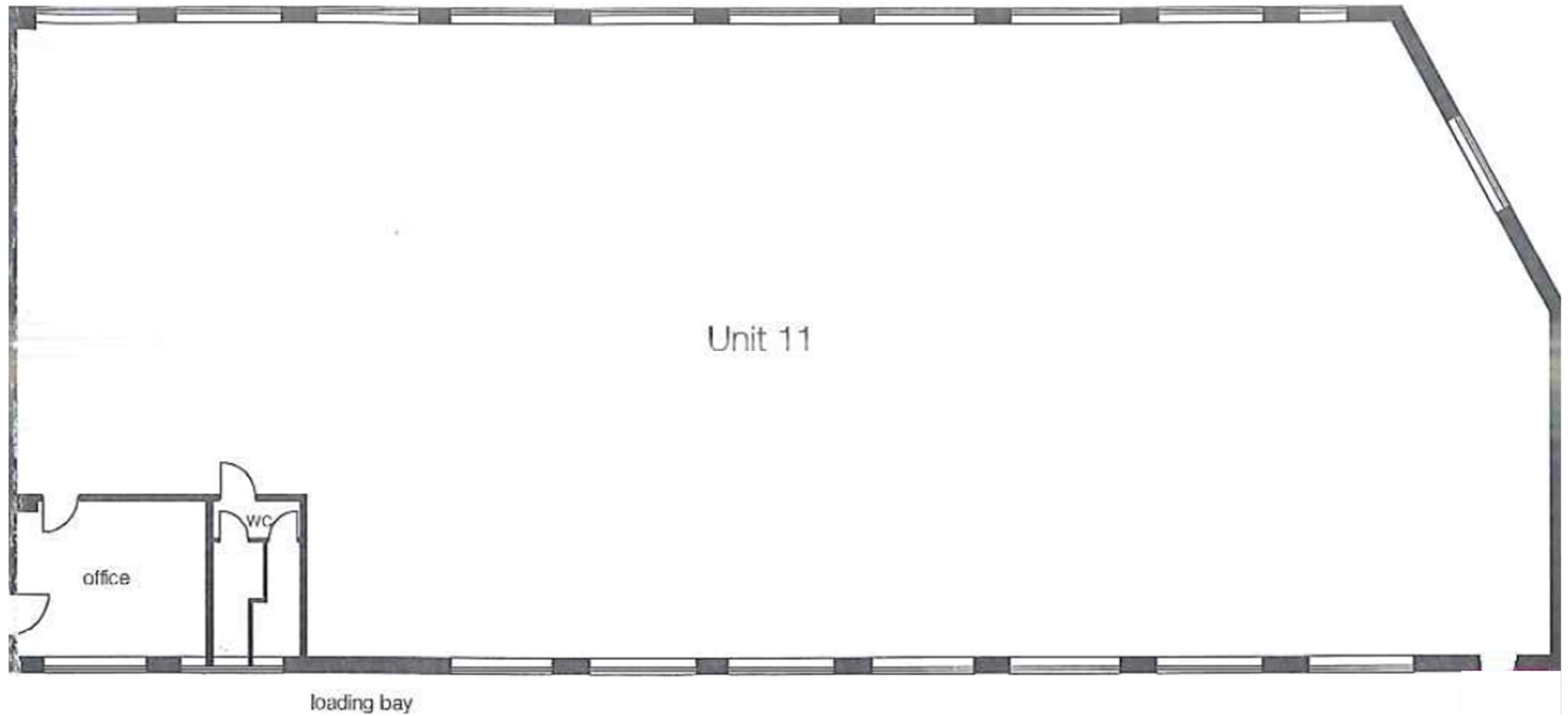
Externally the property benefits from dock level loading access, separate staff / customer entrance, large communal car park that is gated and monitored by CCTV.

Accommodation

Measured in accordance with the RICS Property Measurement (Incorporating Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate gross internal floor area of 6,134 Sq Ft (569.9 m²).



Floor Plan



Boundaries / Floor plans for illustrative purposes only and not to be relied upon.

Terms

The property is offered on a new effective full repairing and insuring lease for a minimum term of 3 years at an asking rental of £22,000 per annum plus VAT. The tenant will be responsible for payment of utilities, service charge and business rates in connection with their occupation.

Business Rates

According to the Valuation Office Agency, the property currently has a rateable value as per 2023 Rating List of £25,500. Interested parties are advised to direct further enquiries to the local authority.

EPC

The property possesses an EPC rating of E – 113.

Legal Costs

Each Party to be responsible for their own legal costs incurred in any transaction.

Anti-Money Laundering

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

Misrepresentation Act:

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Details amended May 2025.

For more information, please contact:

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All Enquiries:

For further information or to arrange a viewing please contact:

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