

UNIQUE OFFICE / STUDIO SUITE

2,100 SQ FT (195.1 SQ M)

- Second Floor
- Characterful Timber Beam Features
- Communal Estate Car Parking
- Fitted Kitchen Facilities
- Available 01/12/25



commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)



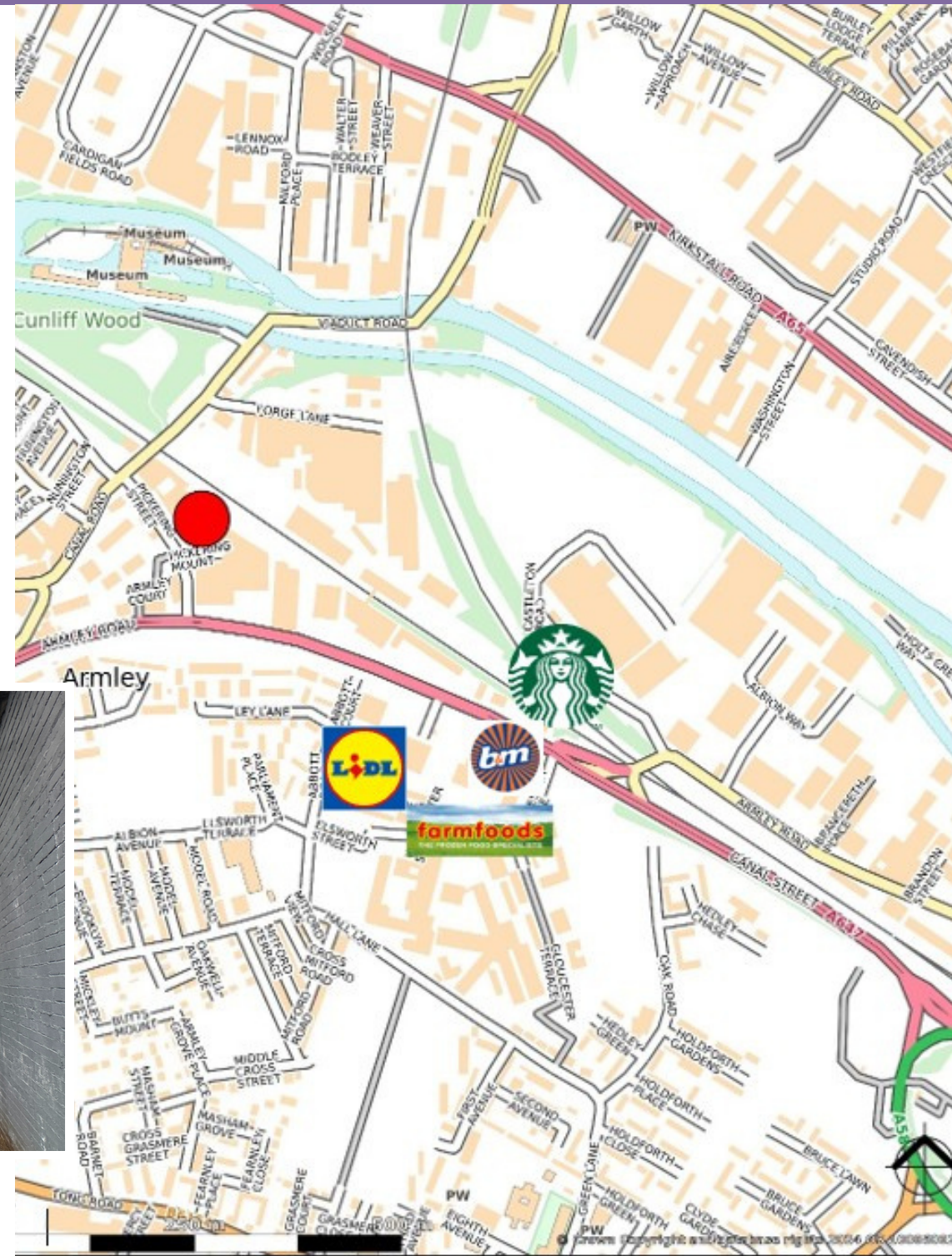
TO LET

Unit 13 Carlton Works
Pickering Street,
Armley, Leeds
LS12 2QG

£13,000 + VAT
per annum

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.



VIEW FROM PROPERTY



DESCRIPTION

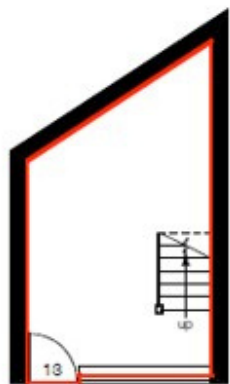
- Unit 13 is situated to the north-eastern corner of the Carlton Trading Estate which is accessed via the main car park. The unit, located on the second floor, comprises of a main office / studio area with separate meeting / storage rooms, kitchen and WC facilities.



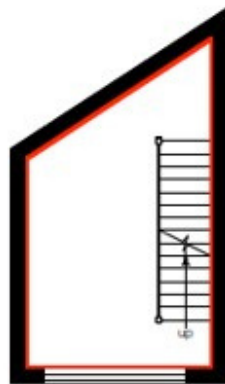
ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

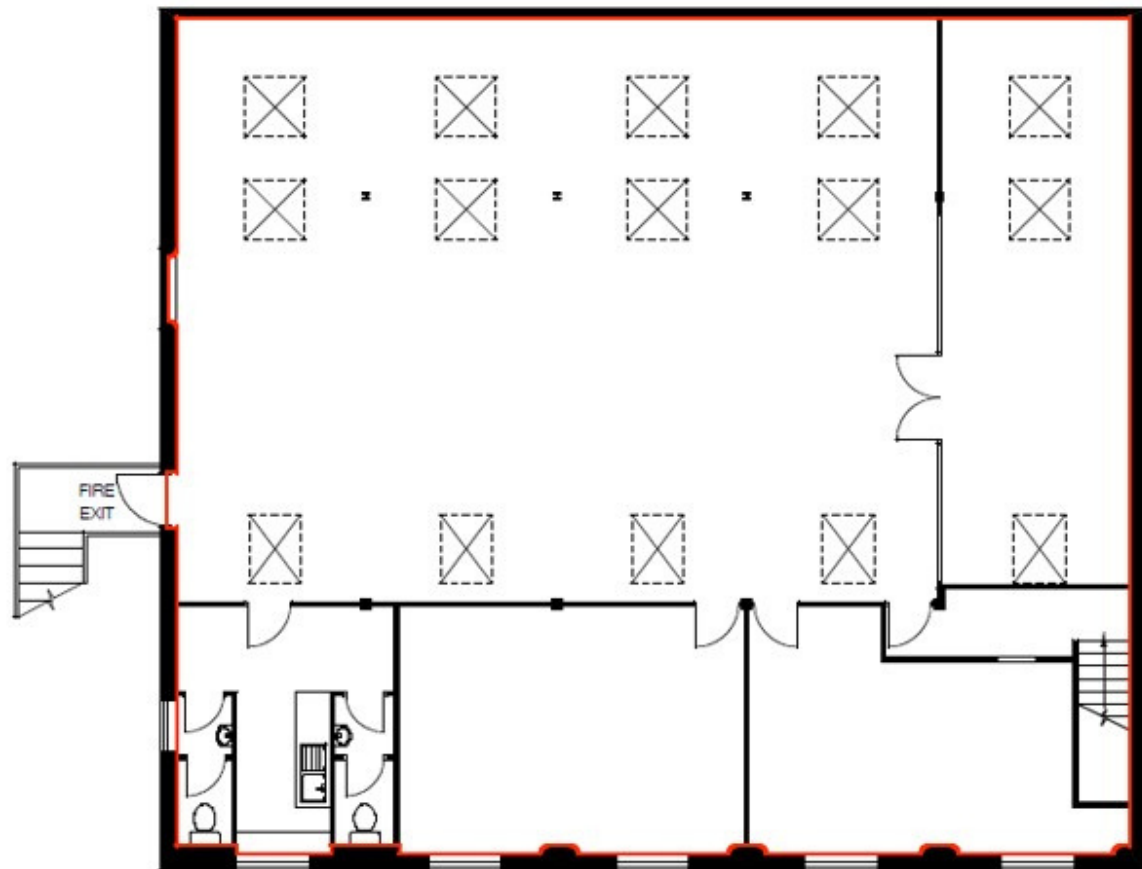
	Sq Ft	Sq M
Second Floor	2,100	195.1
Total	2,100	195.1



Ground Floor



First Floor



Second Floor



EPC

The property currently possesses an EPC rating of E-106.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £13,000 + VAT per annum.

SERVICE CHARGE

A service charge is applicable. More information available on application.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £9,400.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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