

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET

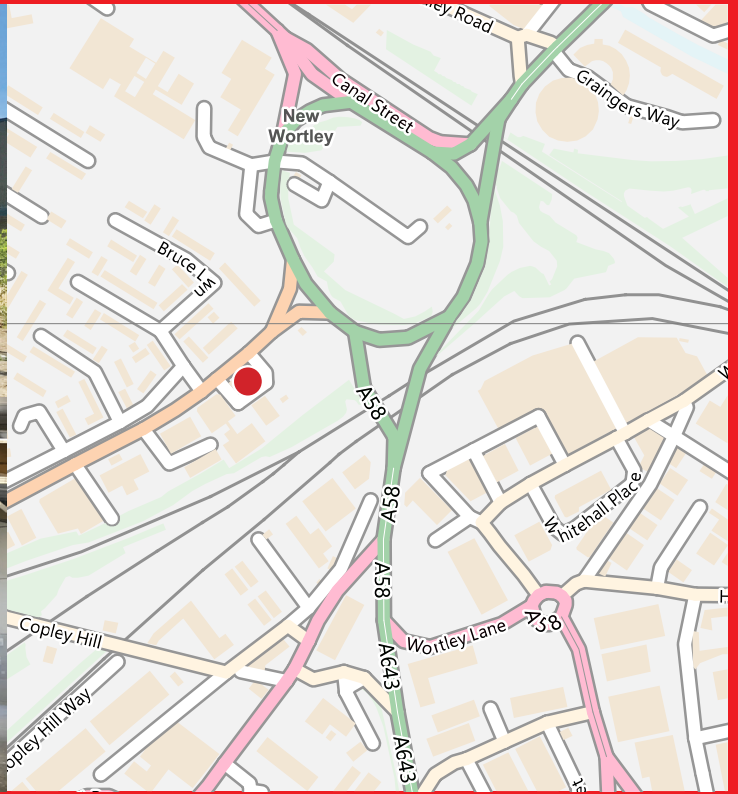
QUALITY MODERN INDUSTRIAL UNIT

2 Driver Terrace, Wellington Street,
Leeds, LS12 1EA

• 8,670 SQ FT (805.5 SQ M)



www.awsltd.co.uk



LOCATION

Situated to the west of Leeds City Centre virtually adjacent to the Armley Gyratory, the unit is in an ideal situation to serve the City Centre and the major arterial routes in the region.

The M621 (Junction2) is within 10 minutes travel time.

DESCRIPTION

The unit is a fully refurbished detached warehouse/production unit with offices contained in a large secure and fenced yard.

The property comprises a two storey office/showroom area to the front, which incorporates –

- Gas central heating
- LED lighting
- All amenities
- Carpeted flooring

The warehouse area to the rear comprises: -

- Loading bearing floor
- Full height roller shutter door
- Additional steel frame mezzanine storage
- Fluorescent strip lighting
- Amenities

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

ACCOMMODATION (all areas are net internal)

| | Sq ft | Sq m |
|----------------------|--------------|---------------|
| Warehouse | 6,848 | 636.19 |
| Offices | 1,882 | 169.27 |
| TOTAL | 8,670 | 805.46 |
| Additional Mezzanine | 1,180 | 109.62 |

USE

The property has an industrial use classification (B) although we would suggest that interested parties make their own enquiries with the Council.

BUSINESS RATES

The property has a current rateable value of £36,000.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

VAT

All rents quoted are quoted exclusive of VAT.

Subject to contract.



VIEWING

By appointment with the joint agents, AWS Ltd, **Nick Arundel** Tel: 0113 235 1362 or Dove Haigh Phillips **Sarah-Jayne Lishman** Tel: 0113 457 5551



MISREPRESENTATION ACT

AWS Ltd and Dove Haigh Phillips for themselves and for the Vendors and Lessors of this property whose agent they are give notice; i) These particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or a contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of AWS Ltd or Dove Haigh Phillips has any authority to make or give any representation or warranty whatever in relation to the property.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.