



GentVisick

TO LET

**Units 11 & 12, Albion Park Industrial Estate,
Leeds, LS12 2EJ**

2,542 sq. ft (236.19 sq. m)

Warehouse / Industrial Premises

- Fully refurbished
- Superb access to Leeds City Centre and the M621 Motorway
- Secure estate with CCTV
- High quality ancillary office accommodation
- Loading via 2 ground level roller shutter doors

☎ 0113 245 6000

➡ [GentVisick.com](https://www.gentvisick.com)





Location

The unit is located within the well established Albion Park Industrial Estate which is accessed from Armley Road via either Wellington Street (A58) or Canal Street (A647).

Albion Park is situated approximately 1.5 miles south west of Leeds City Centre and approximately 2 miles north east of Junction 1 of the M621.

Description

The property comprises a warehouse / industrial unit which benefits from the following specification;

- Loading via 2 ground level roller shutter doors
- Secure estate with CCTV
- High quality ancillary office accommodation
- WC facilities

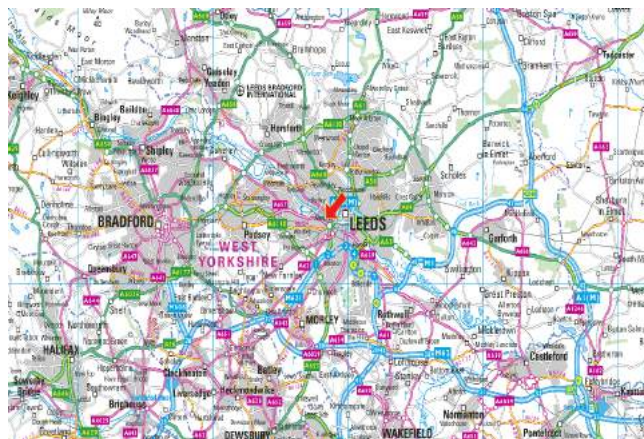
Accommodation

Accommodation	sq. m	sq. ft
Warehouse	140.31	1,510
Offices	95.88	1,032
Total	236.19	2,542

Terms

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

Rent on application.



EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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