



**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 (763.8M²)

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 (6th Edition), the accommodation provides the following approximate floor areas:-

Workshop	2136 sq ft (198.5m²)
Office/Studio	6084 sq ft (565.3m²)
Total	8221 sq ft (763.8m²)

Terms

The premises are available by way of a new lease upon effective full repairing and insuring terms for a minimum term of 3 years at an initial rental of **£25,500 p.a.** exclusive.

Business Rates

According to the Valuation Office Agency website, the premises have current 2021 Rateable Values of:

Unit 9	£16,000
Unit 9a	£19,750

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

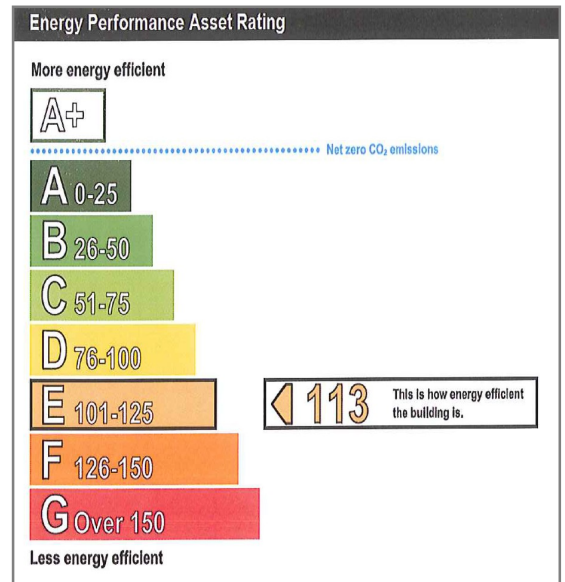
Viewing/Further Information

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 amended February 2025

SMH/SPD/LPJ



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MISDESCRIPTORS 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.