

# PROMINENT INDUSTRIAL UNIT

4,650 SQ FT (432 SQ M)

- Roller Shutter Access
- Communal car park
- Office Facilities
- 3-Phase Electric
- Communal CCTV
- WC and Kitchenette Facilities



**TO LET**

**Unit 1 Carlton Trading Estate**  
Pickering Street, Leeds  
LS12 2QG

**£27,500**  
per annum



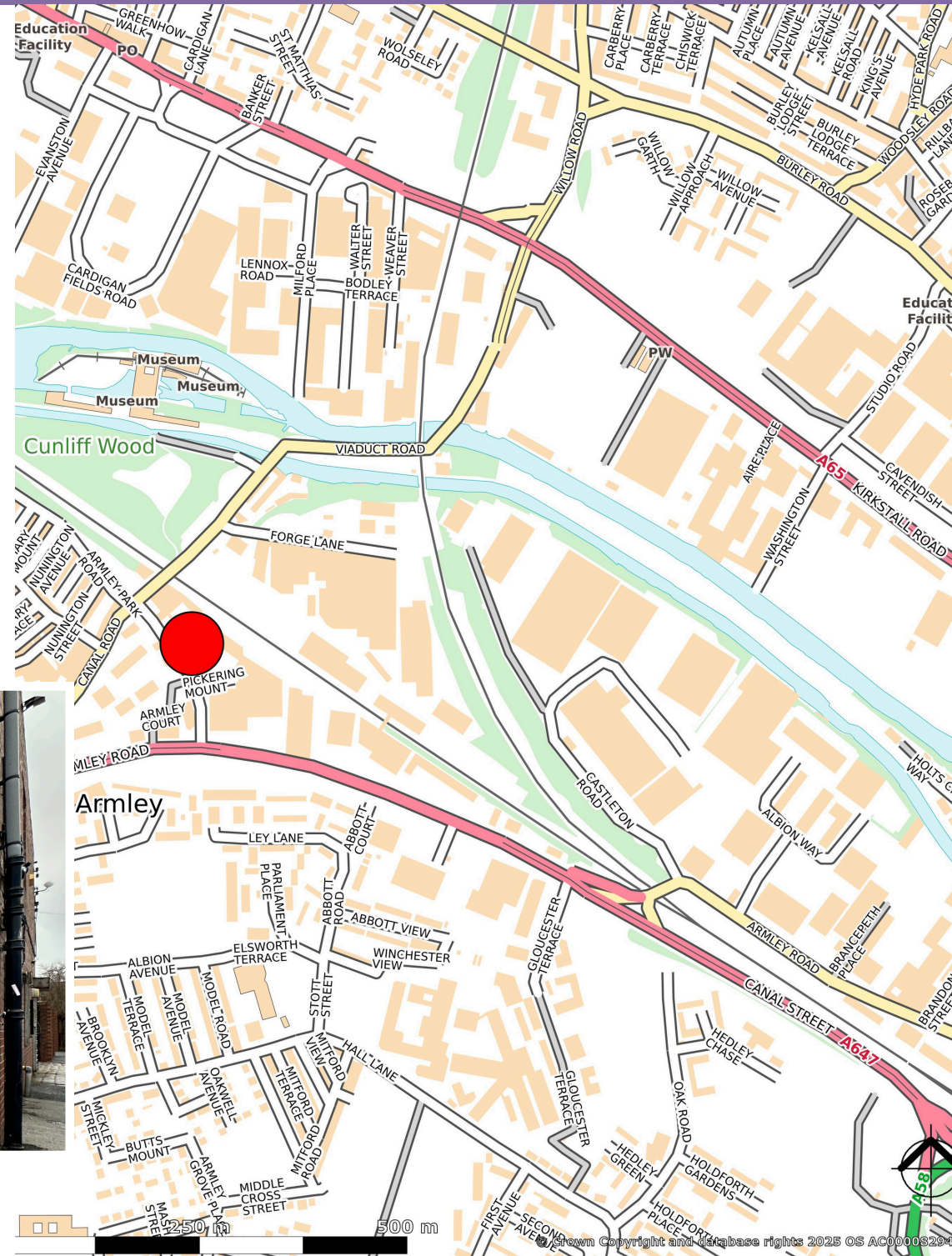
commercial@adairpaxton.co.uk  
0113 239 5770 (Ext 2)



# 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 and is within extremely close proximity to the M621.

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 also situated in close proximity to a variety of national retail operators on Armley Road such as B&M, Farmfoods, Starbucks and Lidl.



FRONT OF PROPERTY



OFFICE SPACE



## DESCRIPTION

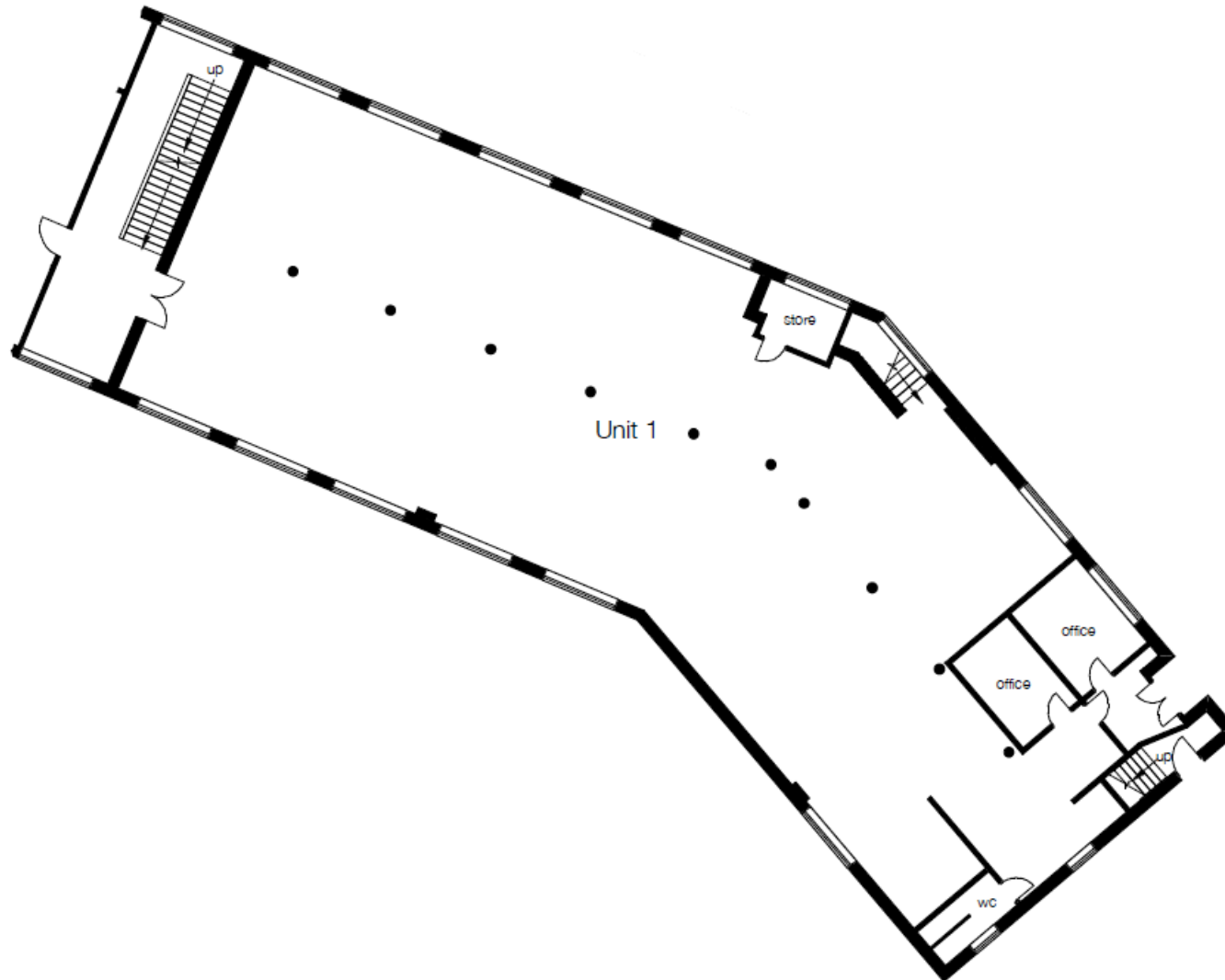
Unit 1 comprises an open plan warehouse/workshop space. Internally, there are further office facilities. The unit itself is situated at the front of the estate, fronting Pickering Street, and is accessed via the car park. The unit benefits from having dock level loading access at the front of the unit, a 3-phase electricity supply and WC facilities. The estate itself benefits from a secure communal car park at the front and rear of the unit of which is monitored by CCTV.



WAREHOUSE SPACE

# 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 4,650 sq ft (432 sq m)







## EPC

The property currently benefits from an EPC rating of E-114.

## TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £27,500 + VAT per annum.

## VAT

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

## SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

## LEGAL COSTS

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

## 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: £20,000.

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



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Property Specialists ■ ■ ■ ■