

FOR SALE / TO LET

Amberley Works, Chelsea Close,
Armley, Leeds LS12 4HP

DOVE HAIGH PHILLIPS

Detached Industrial Unit
With refurbishment potential
9,502 sq ft (882.77 sq m)



Agency | Consultancy | Development | Investment | Valuation

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RICS

Location

The property occupies a prominent position at the corner of the cul-de-sac Chelsea Close and Amberley Road within an established industrial area. The neighbouring units have been recently refurbished and are fully occupied including a recent self-storage plot at the head of the cul-de-sac.

Description

The property comprises a detached two bay industrial unit of steel frame construction underneath an asbestos cement sheet roof with a canopy. The building occupies a large plot surfaced with tarmac and concrete, also with potential to surface the rear section of the site for further storage, subject to necessary consents.

Accommodation

Property	Sq ft	Sq m
Ground floor	7,891	733.08
Mezzanine	1,611	149.69
Total	9,502	882.77

Tenure

Freehold WYK313648 – title plan overleaf.



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Terms

The property is available on a freehold or leasehold basis on terms to be agreed. Price upon application.

The landlord is willing to refurbish the property to a tenants specification.

EPC

The property has an energy performance rating of D (91). A copy is available upon request.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT which may be charged in addition.

Viewing and further information

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