



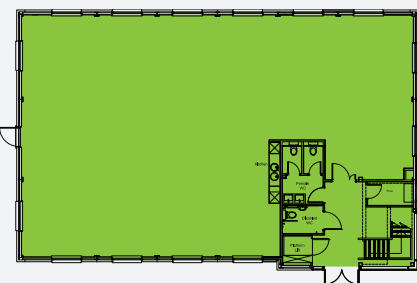
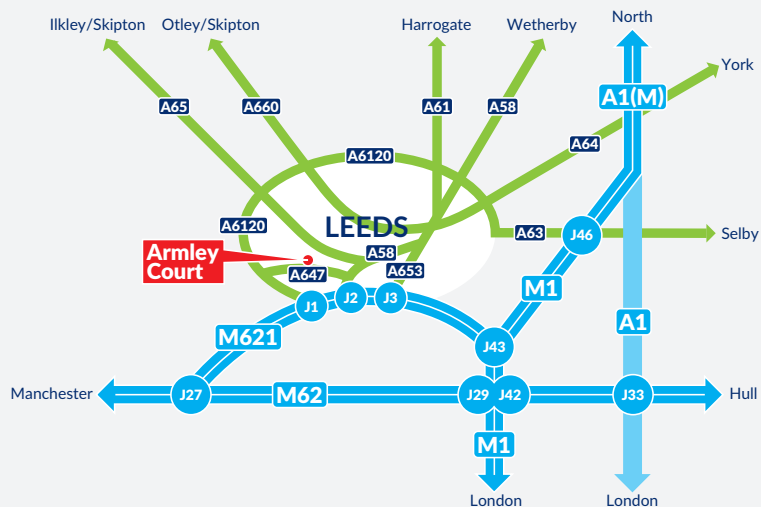
**FOR SALE/
TO LET**



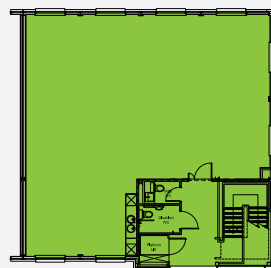
HIGH QUALITY, AIR CONDITIONED, MODERN OFFICES + P

ARMLEY COURT Armley Road, Leeds LS12 2LB

1,530 + 2,600 sq ft



Unit 3 Ground Floor



Unit 5 First Floor

Location

Armley Court is prominently located fronting the A647 Armley Road, approx 1.5 miles west of Leeds City Centre. Access to the national motorway network is quick and convenient via Junction 2 of the M621 (1.5 miles to the South).

There are a number of local amenities closeby including banks, shops, cafés and supermarkets both in Armley town centre and the Centre West shopping centre.

There is a bus service to Leeds City Centre every 5 minutes from immediately in front of Armley Court.

Specification

Each available office benefits from the following:

- Air conditioning
- Raised floors
- New carpets
- On site CCTV security
- Cat II fluorescent lighting
- High quality fitted kitchens
- Free designated parking with each building
- DDA (Disability Discrimination Act) compliant
- IT/data cabling fitted
- Security alarm
- Front door security intercom

Accommodation

Unit 3 (Ground Floor)	2,600 sq ft
Unit 5 (First Floor)	1,530 sq ft

Parking

Unit 3 (Ground Floor)	10 spaces
Unit 5 (First Floor)	6 spaces

EPC

Each property has been assessed with the following ratings (a full copy of the EPC is available on request):

Unit 3	C (56)
Unit 5 (First Floor)	D (77)

Rates

The current rateable value for each property (2017 valuation) is:

Unit 3 (Ground Floor)	to be assessed
Unit 5 (First Floor)	£14,000

Terms

Each suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Details of the quoting rent are available on request.

Alternatively each building may be available for sale. Price on application.



Viewing

By arrangement with the sole letting agents:

Philip Shopland-Reed
E: philipsreed@cartertowler.co.uk

Richard Fraser
E: richardfraser@cartertowler.co.uk

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