

FOR SALE

# INDUSTRIAL WAREHOUSING

On the instructions of A Taylor & Son

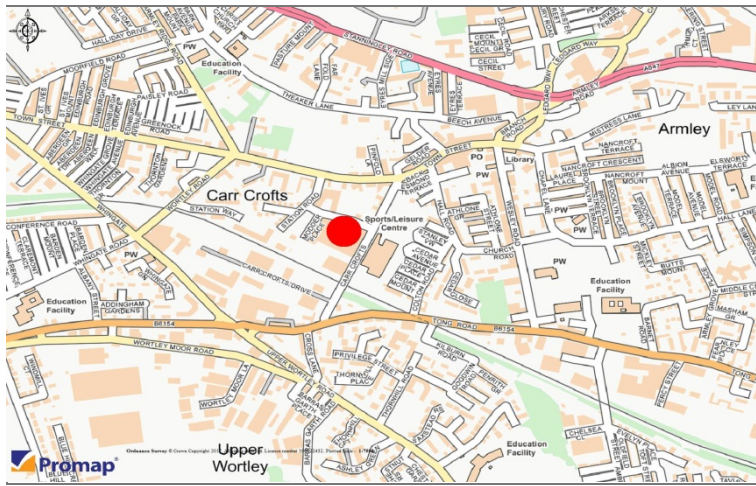


## CARR CROFTS, ARMLEY, LEEDS, LS12 3HB

OFFERS IN THE REGION OF £725,000

- \ Rare vacant possession warehousing opportunity in west Leeds of interest to owner occupiers.
- \ Prominently positioned opposite Armley Leisure Centre within walking distance of Armley town centre including it's amenities.
- \ Refurbishment opportunity.

AVAILABLE SPACE  
1,861m<sup>2</sup> (21,084sq ft)



## LOCATION

This site is located at the junction of Carr Crofts with Modder Avenue opposite the Armley Sports Centre.

Carr Crofts links Armley Town Street with Tong Road affording good access to both the outer Ring Road and Stanningley Road and being approximately 1½ miles west of the city centre.

## DESCRIPTION

The premises comprise a high eaves two bay engineering works with adjoining and integral low bay workshop.

Internal block work walls provide canteen and toilet and the enclosed timber stair provides access to first floor office accommodation. The accommodation has concrete floors throughout and ceiling mounted gas fired ambi-rad heaters.

Access to the accommodation is via a small yard fronting Modder Avenue through three roller shutter doors.

UNIT	M <sup>2</sup>	SQ FT
Bay 1	724	7,788
Bay 2	455	4,896
Bay 3	632	6,800
First Floor Offices	50	1,600
<b>Total</b>	<b>1,861</b>	<b>21,084</b>

## RATEABLE VALUE

Description / Warehouse and Premises

Rateable value / To be reassessed

## VAT

Offers in the region of £725,000.

Prices and rental are exclusive of VAT if chargeable.

## TERMS

May consider leasehold terms for a minimum of 5 years FRI.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
 Tel / 0113 241 0940  
 Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)  
 Email / [charles.o'hara@eddisons.com](mailto:charles.o'hara@eddisons.com)

**OCTOBER 2017**  
**SUBJECT TO CONTRACT**  
 FILE REF / 711.4020A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
 T: 0113 241 0940



### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

# Energy Performance Certificate

Non-Domestic Building



A Taylor & Sons Ltd  
Carr Crofts  
LEEDS  
LS12 3HB

Certificate Reference Number:  
9090-2915-0343-3750-3000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 97

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1952
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	95.78
Primary energy use (kWh/m <sup>2</sup> per year):	552.4

## Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
76	If typical of the existing stock