



TO LET

**INDUSTRIAL/WAREHOUSE
DESIGN AND BUILD OPPORTUNITY**

14,000 sq ft

- Large secure yard
- Easy access to motorway network
- Local amenities

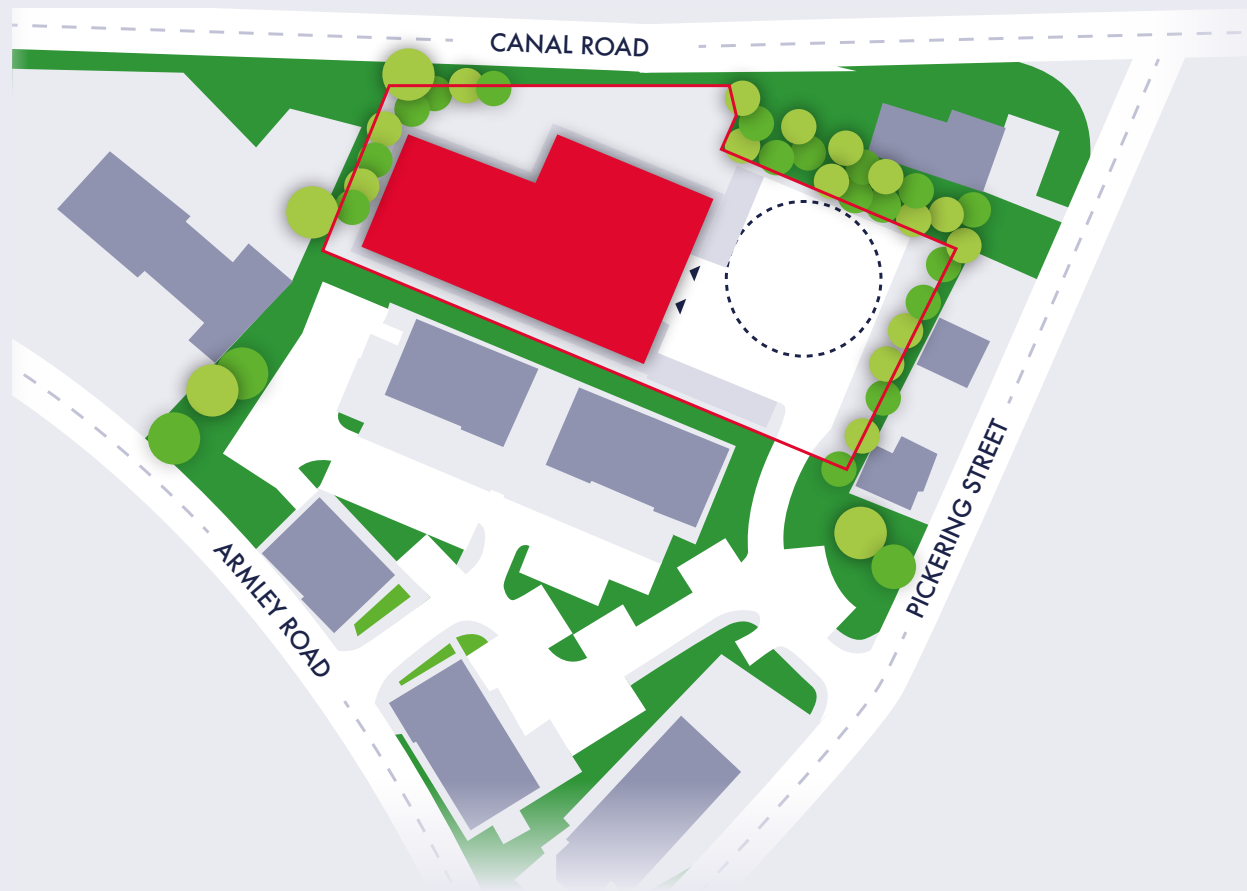
ARMLEY COURT

LEEDS, LS12 2ND



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 close by 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.



INDUSTRIAL/WAREHOUSE UNIT

14,000 SQ FT

DESCRIPTION

The development will be constructed to an institutional standard specification that can be adapted to suit an individual occupiers requirements. Specification highlights include:

- Insulated roof and cladding
- High quality ground level loading doors (x2)
- Concrete floor with 35kn/m2 loading capacity
- Up to 8m eaves
- 15% roof lights to optimise natural light
- Office accommodation to suit
- Dedicated secure yard

