



**Armley Park Court  
Stanningley Road, Armley  
Leeds, LS12 2AE**



**TO LET**

**Multiple Refurbished Office Units Available  
Ranging from 61.03 sqm (657 sqft) to 129.32 sqm (1,392 sqft)  
With Car Parking - Flexible Terms Available**

**RENTALS: From £5 Per Square Foot Exclusive of All Outgoings**

# Armley Park Court, Stanningley Road, Armley, Leeds, LS12 2AE

## LOCATION

The property is prominently situated fronting the A647, Stanningley Road, approximately 2 miles West of Leeds City Centre. The A647 is very well served by public transport with frequent bus services to the City Centre, Bradford and other areas to the West of Leeds.

The property is accessed from Stanningley Road by turning into Ledgard Way, at the adjacent traffic lights, thereafter immediate left into Salisbury Road and bearing left until reaching the site entrance gates. The property is immediately opposite a recently opened retail scheme comprising a Tesco Express supermarket, Wilkinson Hardware store and Yorkshire Linen outlet.

## DESCRIPTION

The property, a Grade II listed former school, comprises a number of refurbished offices from single rooms to suites.

Each unit is fitted out to a good basic standard and most are accessed from a communal entrance, which has the benefit of swipe card/intercom entry system. There are shared toilet and kitchen facilities.

The building is situated within a site extending to 0.9 acres (0.38 hectares). The external area is fully tarmaced and marked out for car parking purposes providing approximately 75 spaces.

## ACCOMMODATION

The suites range in size from approximately 657 sq ft to 1,392 sq ft as shown on the attached plan.

## OUTGOINGS

Prospective tenants are advised to make their own enquiries to the Local Rating Authority – Leeds City Council Tel: 0113 234 8080.

## TERMS

The units are available by way of flexible lease/licence agreements on terms to be agreed. The rents exclusive of rates, service charge and VAT for each vacant unit are available upon application and include car parking.

## RENT

The suites are available to let from £5 per sq ft, including car parking but excluding all outgoing.

## SERVICE CHARGE

In addition to the rent, the tenant will be responsible for the payment of a service charge to cover insurance and other common expenses. The cost in the current financial year is approximately £3.47 per square foot.

## VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

## LEGAL COSTS

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

## VIEWING

Strictly by prior appointment with the joint letting agents:-

**Mark Brearley & Company – Tel: 0113 389 1049**

**Email: [cfox@markbrearley.co.uk](mailto:cfox@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

**Sanderson Weatherall – Tel: 0113 221 6137**

**Email: [richard.dunn@sw.co.uk](mailto:richard.dunn@sw.co.uk)**

**Web Site: [www.sw.co.uk](http://www.sw.co.uk)**

(January 2013 – Amended March 2018 – 4603/CJF)



**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049

**ENERGY PERFORMANCE CERTIFICATES**

**Energy Performance Asset Rating**

More energy efficient



.....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

The Energy Performance Asset Rating for each unit is as follows:-

1 Armley Park Court	-	G	-	191
11 Armley Park Court	-	G	-	347
12 Armley Park Court	-	E	-	120
13 Armley Park Court	-	G	-	159
15 Armley Park Court	-	F	-	133
Unit 17 & 18A Armley Park Court	-	G	-	296
18B Armley Park Court	-	G	-	304
19 Armley Park Court	-	G	-	341
20 Armley Park Court	-	G	-	321

**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049