









Self Contained Office Building Church Road, Armley, Leeds For sale/rent



-  3,000 sq ft of high quality accommodation
-  On site car parking
-  Planning consented for office, clinic or nursery uses
-  Fully disabled compliant
-  Recently refurbished
-  No VAT payable



The property comprise a brick built predominantly single storey, part two storey office building. There is a contemporary entrance area incorporating a glazed curved wall leading to a spacious waiting area. The accommodation is carpeted throughout, benefits from gas fired central heating and computer compatible lighting.

DESCRIPTION

The premises comprise a brick built predominantly single storey, part two storey office building. There is a contemporary entrance area incorporating a glazed curved wall leading to a spacious waiting area. The accommodation is carpeted throughout, benefits from gas fired central heating, computer compatible lighting and Cat 5 cabling is installed.

ACCOMMODATION

The accommodation comprises:

GROUND FLOOR – Entrance lobby, reception/waiting area, 12 no. offices, store area, tea point and 2 WC's including a fully compliant disabled toilet. Totalling 2,452 sq ft.

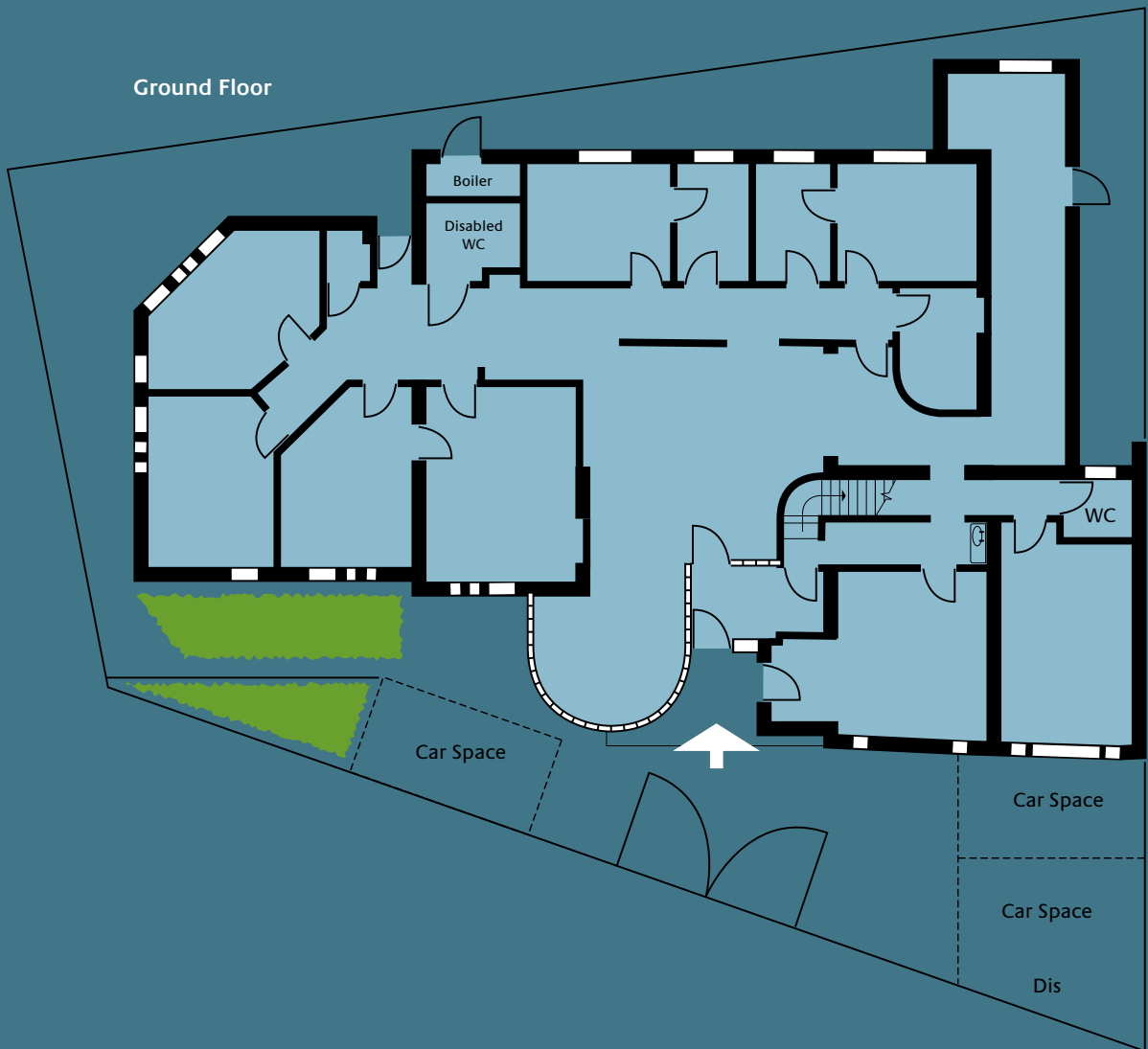
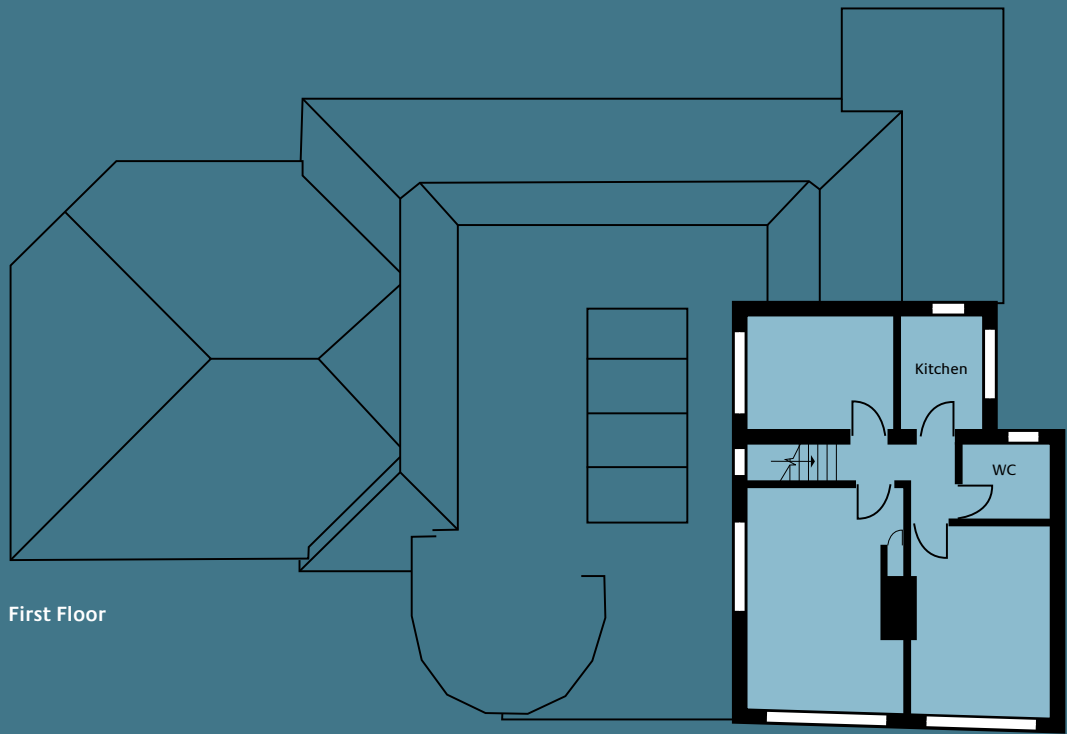
FIRST FLOOR - 3 private offices, a kitchen and bathroom. Totalling 533 sq ft

EXTERNALLY

Externally the property benefits from a secure landscaped yard incorporating 3 dedicated car parking spaces including one disabled space surrounded by railings, and mature planting.

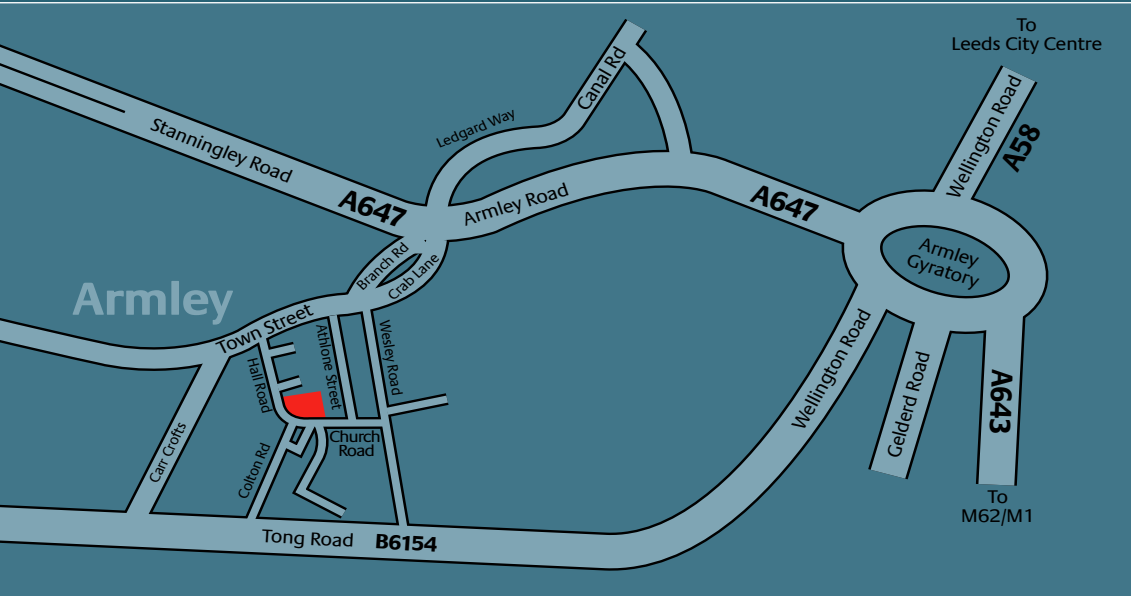
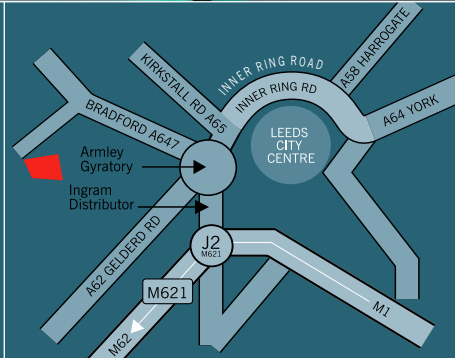
PLANNING

The property benefits from full planning consent for Office, clinic and nursery uses.



Church Road, Armley, Leeds

The property is prominently situated at the junction of Hall Lane and Church Road, approximately 150m from Armley Town Street. The building is 1.5 miles from Leeds City centre and enjoys excellent accessibility via the Armley gyratory to both the inner ring road and the M621.



TERMS / VIEWING

For further information on availability, price/rent or viewing please contact the joint agents:

N
Nabarro McAllister & Co
 Chartered Surveyors
0113 266 7666

info@nabarromcallister.co.uk

Dacre, Son & Hartley
COMMERCIAL
 9 York Place, Leeds LS1 2DS
0113 386 3100

spd@dacres.co.uk

MISREPRESENTATION ACT
 All premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of the vendor, Nabarro McAllister & Co. Dacre, Son & Hartley or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Nabarro McAllister & Co. Dacre, Son & Hartley nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise.