



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

## **FORMER TRANSFER STATION & SEPARATE YARD**

**MODDER PLACE/CARR CROFTS, ARMLEY,  
LEEDS, WEST YORKSHIRE, LS12 3ES**

Former Transfer Station 2,395m<sup>2</sup> (25,781 sq ft) on 1.837 acres  
Separate Yard 0.42 ha (1.04 acres) or thereabouts



- Former transfer station including workshop/storage buildings & self contained yard
- Conveniently located close to centre of Armley only 2.6 miles from Leeds
- Also available separate yard – both immediately available for occupation

**For further information please contact Alec Michael or Ben Preston**  
**[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk) or [ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)**

**Our Ref: 3469/A/M**

**November 2023**

**Subject to Contract**

# **0113 2348999**