





5 Lockwood Way Leeds, LS11 5TQ

# INDUSTRIAL/WAREHOUSE UNIT

**2,985 sq ft** (277.32 sq m)

- Under going refurbishment
- 3 Phase electricity
- Established industrial location
- 4m eaves
- Office/staff accommodation

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www.cartertowler.co.uk

## 5 Lockwood Way, Leeds, LS11 5TQ

#### **Summary**

Available Size	2,985 sq ft
Rent	Rent on Application
Rates Payable	£8,982 per annum
Rateable Value	£18,000
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (113)

#### Description

The unit comprises an end-terrace modern industrial unit constructed around a steel portal frame under a modern insulated double skin pitched roof. The warehouse benefits from, a 3 phase electric supply, sodium box lighting, access via concertina door, translucent roof panels along with male and female WCs and a small office internally.

#### Location

The unit is located in the Parkside Industrial Estate area, just off Dewsbury Road (A653). It is located 2 miles south of Leeds city centre and is within 1 mile of Junction 3 of the M621 (westbound) and Junction 5 of the M621 (eastbound) towards the M1 and M62 east.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,600	241.55	Available
Ancillary - Office and Facilities	385	35.77	Available
Total	2,985	277.32	

#### Viewings

For further information please contact the sole letting agents.

#### Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

#### Services

We understand that mains gas, electricity, water and drainage services are connected to the property. Applicants should check the suitability of these services for their intended use.







### **Viewing & Further Information**



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