



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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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

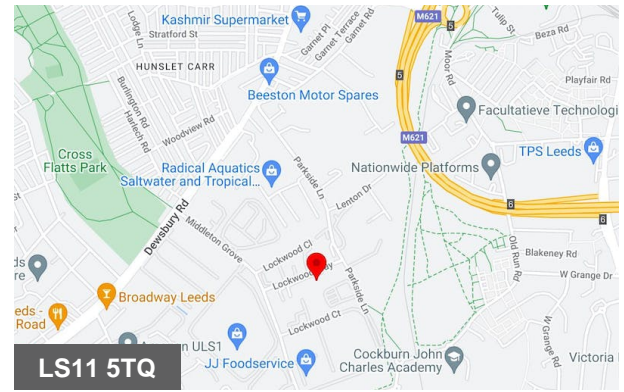
For further information please contact the sole letting agents.

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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