

TO LET

Unit 1-3, Lockwood Way, Leeds,
LS11 5TQ



Industrial Unit circa 11,549 sq. ft. (1,073 sq m)

- Established and popular industrial location
- Superb access to the M621 and Leeds City Centre
- Ancillary office accommodation
- On site car parking

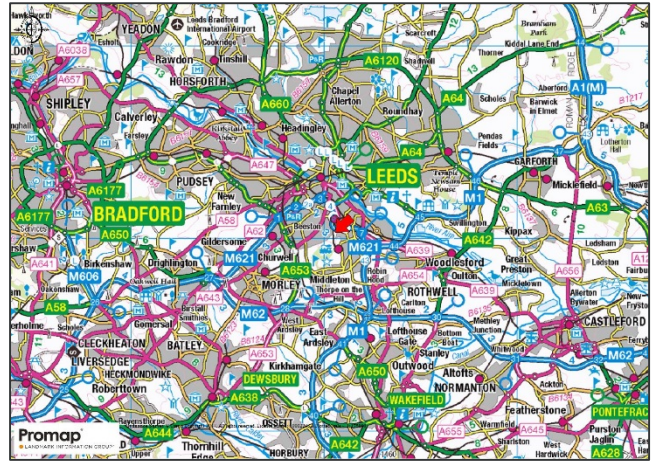
For more information, please contact:

Tom Erxleben
0113 233 7488
07710 966 234
tom.erxleben@cushwake.com

Tom Daly
0113 233 8874
07717 714 522
tom.daly@cushwake.com

St Paul's House
23 Park Square South
Leeds, LS1 2ND

cushmanwakefield.com



Location

The property is situated on Lockwood Way which is accessible off Dewsbury Road, which provides access to junction 5 of the M621, circa 1 mile to the north east of the property.

The area is predominantly characterised by industrial and residential properties with a number of national and local commercial occupiers in the vicinity.

Description

The property comprises a single storey industrial warehouse, with adjoining single storey office accommodation. The unit is of steel portal frame construction with part blockwork and part metal clad elevations and an eaves height of circa 4m.

Internally the unit benefits from a solid concrete floor, painted blockwork and cladded walls, in an open plan layout.

Externally, there is a tarmac car park for circa 10-15 vehicles and a concrete access strip to a small loading area.

The property has now been refurbished to a high standard in line with outgoing tenants dilapidations liability.

Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Unit 1-3	1,073	11,549
Total	1,073	11,549

Terms

The unit is available by way of a sublease or assignment, with the existing lease expiring in July 2021.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Energy Performance Certificate

The current energy performance rating for the Units 1-3 is D76.

A full copy Energy Performance Certificate is available upon application.

Rateable Value

The current rateable value for Units 1-3 is £47,500.

Viewing

By prior appointment with the sole agents:-



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