



25 Lockwood Way, Leeds LS11 5TH

TO LET

Industrial Warehouse Unit

**1,912 Sq Ft
(178 Sq M)**

DESCRIPTION

The subject premises comprise a semi-detached industrial warehouse unit on Lockwood Way. The property is of steel frame construction, with brick and block work elevations and a metal profile roof incorporating Perspex roof lights. Internally, the property has single storey ground floor office accommodation, welfare facilities and kitchen, along with a mezzanine floor. The property benefits from 3 phase power with a single roller shutter door and an enclosed tarmac yard.

- ✓ Modern industrial unit
- ✓ Eaves height of 3.7 metres
- ✓ Loading via electric roller shutter door
- ✓ Enclosed yard
- ✓ Onsite parking for 4 vehicles

LOCATION

Unit 25 is situated on Lockwood Way, which is accessed via Dewsbury Road, in Leeds. The Property is located in close proximity to the City Centre. The property also benefits from good access to the national Motorway networks with junction 5 of the M621 within 10 minutes' drive time which leads to the M1 and M62.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	1,340	124
Offices	572	53
Mezzanine (excl)	(572)	(53)
Total	1,912	178

VAT

All prices, premiums, rents and service charges are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party responsible for their own legal costs incurred in any transaction.

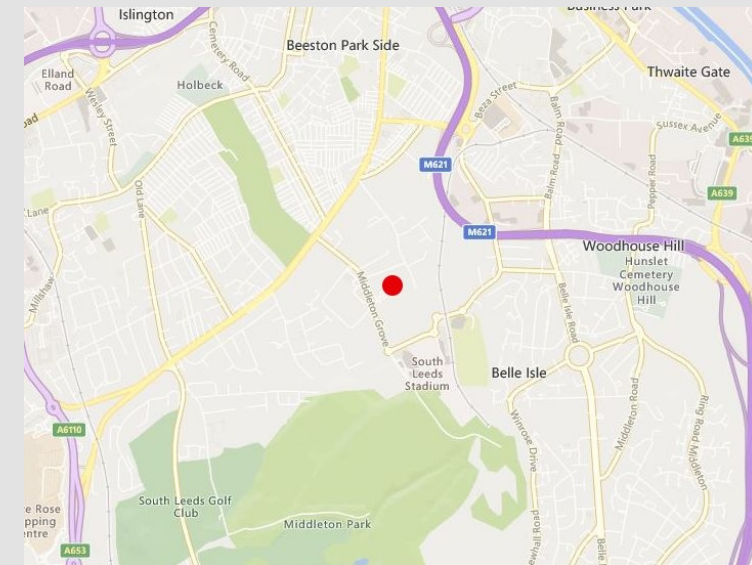
BUSINESS RATES

According to the valuation office website, the property has a rateable value of £9,800.

TERMS

Available by way of a new FRI lease. Quoting rent available on application.

EPC EPC rating of D.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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