



Unit 4

Lockwood Close, Leeds, LS11 5UU

High Quality Semi-detached Modern Industrial Unit

5,295 sq ft
(491.92 sq m)

- Full height roller shutter door
- Open plan office at first floor
- Excellent parking and loading areas



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Summary

Available Size	5,295 sq ft
Rateable Value	£34,250
VAT	All prices quoted are exclusive of VAT
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction
EPC Rating	Upon enquiry

Description

The property is semi-detached industrial unit of frame construction with brick elevation with provides a high quality facility suitable for a number of uses.

The ground floor of the property incorporates some office accommodation, stores, wc facilities as well as the main workshop/storage area which is accessed through a full height roller shutter door. There is an open plan office at first floor.

The property has excellent parking and loading areas.

Location

Lockwood Close is located adjacent to the Dewsbury Road close to the Centre of Leeds, the M621 (junction 5) and the M1 and the M62.

The property is situated in a long established area of industrial development in one of the most sort after and popular locations for this type of use in the City.

Accommodation

The accommodation comprises the following areas:

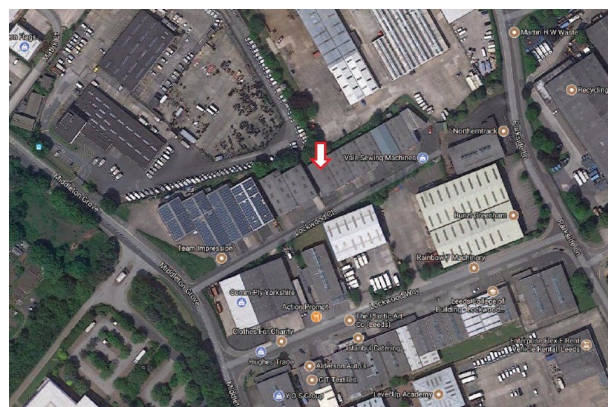
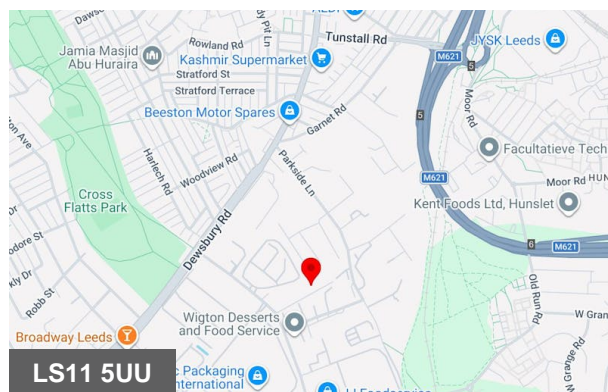
Name	sq ft	sq m	Availability
Ground - Workshop & Office	4,579	425.40	Available
1st - Office	716	66.52	Available
Total	5,295	491.92	

Terms

The property is available by way of a subletting to be agreed or by way of assignment of the existing lease.

Services

We understand all mains services are provided to the building.



Viewing & Further Information

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