

Industrial

UNIT 3 | LOCKWOOD PARK

Parkside Road, Leeds, LS11 5UX

UNIT 3 | 20,526 SQ FT

Industrial Unit with office

Units 3 is a spacious terrace industrial unit offering office accommodation, a kitchen, and WCs. The property features 6.7m eaves height, three ground level loading doors, and ancillary offices and welfare facilities across the ground and first floors. Additional benefits include a 3-phase power supply and a secure gated yard. There is also generous parking available at the estate.

The unit is to be refurbished and will feature new roller shutter doors, new rooflights and refurbished office space.

Strategically located just off Dewsbury Road, Lockwood Park sits within the well-established Parkside Industrial Estate, offering excellent transport connectivity. Junction 5 of the M621 is less than 1 mile away, providing seamless access to the national motorway network. Additionally, the estate is just 4 miles south of Leeds city centre, making it ideal for businesses requiring quick access to urban and regional markets.

Lease Type

New



✓ Unit Summary

- Electric Roller Shutter Door
- 3 Phase Power
- Office Accommodation
- LED Lighting
- Secure Estate
- Refurbished Unit



	Per Annum	Per Sq Ft
Rent	£169,400.00	£8.25
Rates	£53,280.00	£2.60
Service Charge	£7,810.32	£0.38
Insurance	£4,105.20	£0.20
Total Cost	£242,179.70	£11.80

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Lockwood Park is located just off Dewsbury Road, near the well-established Parkside Industrial Estate, approximately 1 mile south of Leeds city centre. The estate is well located for the national motorway network with Junction 5 of the M621 approximately 0.15 miles to the north.



Road
J5 of M621: 1.4 miles



Airport
Leeds Bradford Airport: 11 miles



Rail
Leeds Train Station: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (84)



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Key Contact



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For more info please visit: unit.info/U4P0400197

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