



# METRO PARK

LOCKWOOD COURT,  
LEEDS LS11 5TY



/// EACH.UNIQUE.SCALE

TO LET - UNIT 4

**FULLY REFURBISHED  
INDUSTRIAL/WAREHOUSE UNIT**

8,010 SQ FT (744.18 SQ M)



**ESTABLISHED  
INDUSTRIAL  
LOCATION**



**1 MILE  
FROM J5 M621**



**SECURE  
INDUSTRIAL  
ESTATE**

## DESCRIPTION

A modern industrial / warehouse unit situated on a well-established industrial estate. The unit is a refurbished, detached warehouse, with offices and facilities within a secure industrial estate.

## SPECIFICATION



**ONE GROUND  
LEVEL LOADING  
DOOR**



**12 PARKING  
SPACES**



**4 EV CHARGING  
SPACES**



**SECURITY ALARM  
INSTALLED**



**THREE PHASE  
POWER**



**LED  
LIGHTING**

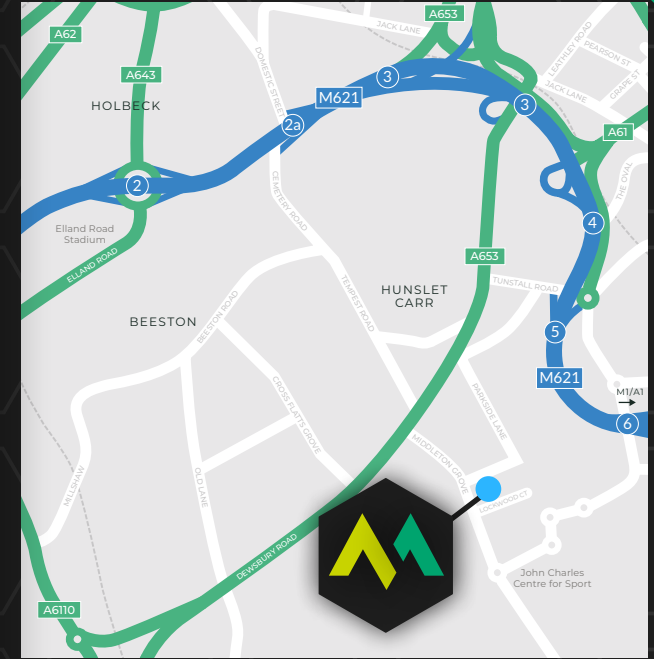


**6.19M  
EAVES**



## ACCOMMODATION

FLOOR	SQ FT	SQ M
Warehouse	7,200	668.91
Offices & Facilities	810	75.27
<b>TOTAL</b>	<b>8,010</b>	<b>744.18</b>



## LOCATION

Metro Park benefits from excellent communication links to Leeds City Centre and beyond. The site is strategically located 1 mile from Junction 5 of the M621, with direct access offered via the A653 or Junction 28 of the M62 (3 miles).

## RATES

Rateable Value 2023 – Present: £46,000.  
Rateable Value from 1 April 2026: £53,500.

## TERMS

The units are available on a new Full Repairing and Insuring lease for a number of years to be agreed.

## EPC

The property has been assessed to have a rating of B (33).

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

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