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

SAT NAV
LS11 5TY

DESCRIPTION

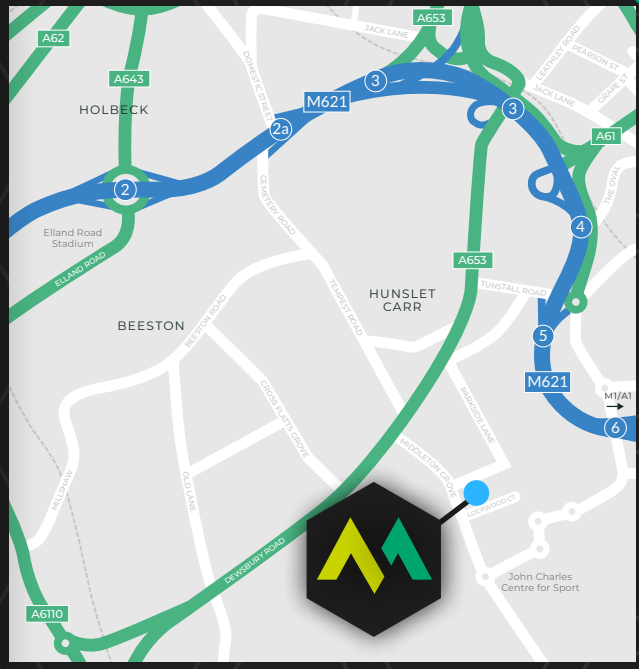
A modern industrial / warehouse unit situated on a well-established industrial estate. The unit is a refurbished, detached warehouse, with offices and facilities within a secure industrial estate.

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
TOTAL	8,010	744.18



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 assesed to have a rating of B (33).

VAT

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

CARTER TOWLER
0113 245 1447
www.cartertowler.co.uk

HAZEL COOPER
07811 234 627
hazelcooper@cartertowler.co.uk

HANNAH BRUMPTON
07534 126 236
hannahbrumpton@cartertowler.co.uk

CBRE
0113 394 8800
www.cbre.co.uk

DANIELLE RAUNJAK
07984 444 972
danielle.raunjak@cbre.com

EVE MURPHY
07345 481 201
eve.murphy@cbre.com

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