



/NDURENT

LOCKWOOD PARK

LS11 5UX
///SQUARE.GUIDES.FADED

COMBINED WAREHOUSE UNIT TO LET

UNITS 1 & 2:
35,722 SQ FT (3,319 SQ M)
Fully refurbished, available now.



Strategically located
less than 1 mile from
Junction 5 of the M621.



With an EPC B rating,
customers can lower
their energy bills.



Warehousing that Works.

High performance space for your business.

Units 1 and 2 form a spacious end-terrace industrial unit, offering office accommodation, a kitchen and WCs. The property features 7.1m eaves height, ancillary offices and welfare facilities across the ground and first floors. Additional benefits include a 3-phase power supply and a secure gated yard with easy loading access. There is also generous parking available at the estate.

The unit is currently under refurbishment 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.

EPC B
rating

With an EPC B rating, customers can lower their energy bills.



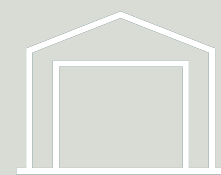
Steel frame construction allow for large, open interior spaces with fewer columns, which is ideal for ensuring maximum floor space for storage and equipment.



Electric roller shutter doors are to be fitted, ensuring space efficiency and ease of use whilst enhancing security.



3-phase power ensuring higher efficiency in reducing energy loss as well as lowering operating costs.



Undergoing extensive refurbishment



Warehousing that Works.



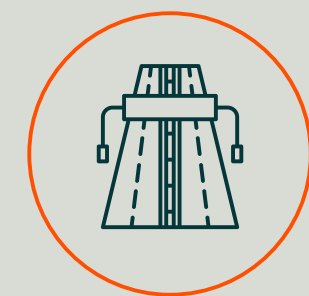
Why choose Lockwood Park?



4 miles south of Leeds city centre, making it ideal for businesses requiring quick access to urban and regional markets.



Part of a thriving business community Lockwood Park sits within the well-established Parkside Industrial Estate.



Junction 5 of the M621 is less than 1 mile away, providing seamless access to the national motorway network.



Warehousing that Works.

You're well-connected.

 **LESS THAN 1 MILE**
from Junction 5 of M621.

 **4 MILES**
from Leeds City Centre.

 **11 MILES**
from Leeds Bradford Airport.

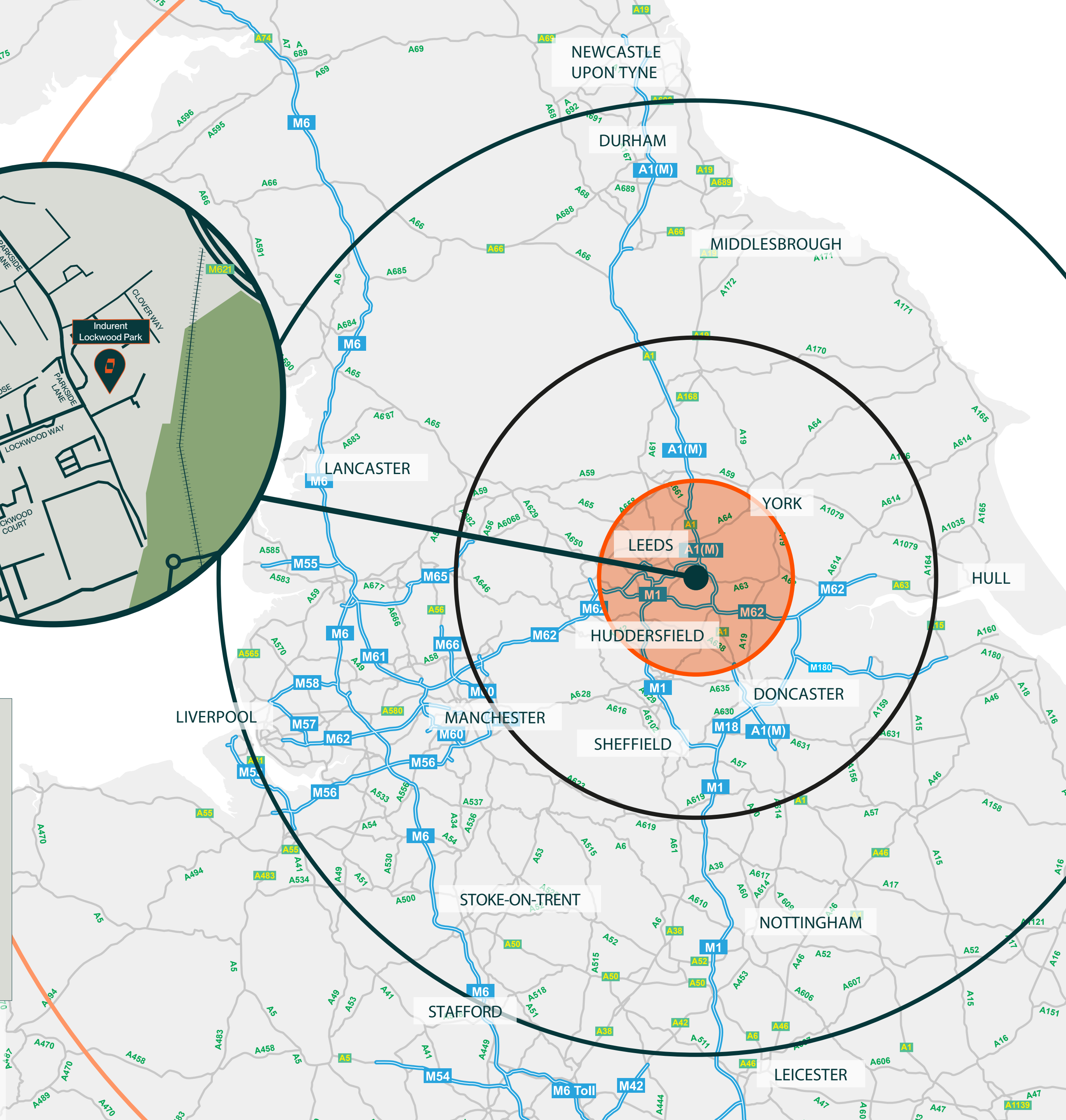
 **2.4 MILES**
from Leeds train station.



Drive times

-  Within 30 min labour pool
-  Within 1 hour
-  Within 2 hours
-  Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.




Schedule of accommodation.

An additional 2,092 sq ft of shell condition ground floor ancillary space is available, suitable for a range of different functions.

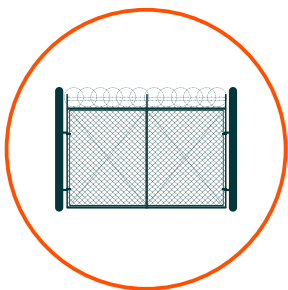
An open storage yard is being developed adjacent to the unit and will become available in Summer 2026. Please see separate brochure or contact agents for further details.

COMBINED UNIT 1 & 2	
WAREHOUSE	30,408 SQ FT (2,824.99 SQ M)
GROUND FLOOR OFFICE	1,611 SQ FT (149.66 SQ M)
FIRST FLOOR OFFICE	1,611 SQ FT (149.66 SQ M)
GROUND FLOOR ANCILLARY AREA	2,092 SQ FT (194.35 SQ M)
TOTAL	35,722 SQ FT (3,318.68 SQ M)
CLEAR INTERNAL HEIGHT	6M
ELECTRIC ROLLER SHUTTER DOORS	3
SHARED CAR PARKING SPACES	43


All floor areas are approximate gross internal areas.




Additional on-site parking



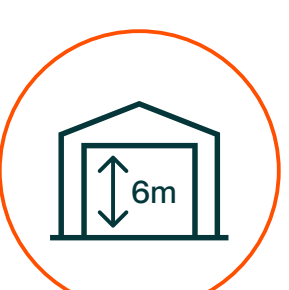
Fully secure yard area




EPC B rating




Two-storey refurbished office space



6m eaves height



Kitchenette facilities



Male and Female toilets





CAROLINE HARDY

Asset Manager

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Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. January 2026. TBDW 06668-01.



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