



# /NDURENT

## LOCKWOOD PARK

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///SQUARE.GUIDES.FADED

COMBINED WAREHOUSE UNIT TO LET

UNITS 1 & 2:  
35,722 SQ FT (3,319 SQ M)

Undergoing full refurbishment,  
due for completion Q4 2025.



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



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



Warehousing that Works.





Warehousing that Works.

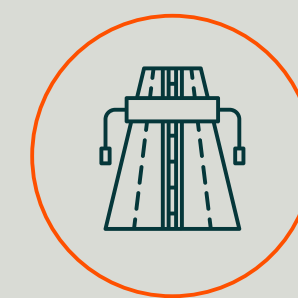
# Why choose Lockwood Park?



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.



# 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.



from Junction 5 of M621.



from Leeds City Centre.



from Leeds Bradford Airport.



from Leeds train station.



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



## Warehousing that Works.

# Schedule of accommodation.

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 targeted



Two-storey refurbished office space



6m eaves height



Kitchenette facilities



Male and Female toilets

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

Potential to create an additional yard area to the rear of the unit.

Ask agents for further details.



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Warehousing that Works.



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