

TO LET

1-3 LOCKWOOD WAY

LEEDS LS11 5TQ



ESTABLISHED
LOCATION



SECURE
YARD



DEDICATED
PARKING



MIN EAVES
4.4M



MODERN OFFICE
ACCOMMODATION



MODERN DETACHED INDUSTRIAL PREMISES 11,012 SQ FT (1,023.05 SQ M)

1-3 LOCKWOOD WAY

The property comprises a detached industrial / warehouse unit of steel portal frame construction with brick and clad elevations. The unit has been recently extensively refurbished including a new roof incorporating translucent roof lights. The unit benefits from the following specification:



3 PHASE
ELECTRICITY



HIGH BAY LED
LIGHTING



2X ELECTRIC
ROLLER
SHUTTERS



MODERN OFFICE
ACCOMMODATION



DEDICATED
PARKING



SECURE
YARD



OFFICE/
RECEPTION
AREAS



WCS AND
SHOWER



ELECTRIC
SECURITY
SHUTTERS



ACCOMMODATION

The accommodation comprises the following areas:

	sq ft	sq m
Unit 1 Warehouse	4,263	396.05
Unit 1 Office and Facilities	736	68.38
Unit 3 Warehouse	5,004	464.89
Unit 3 Office and Facilities	1,009	93.74
TOTAL	11,012	1,023.06



1-3 LOCKWOOD WAY

The property is located on Lockwood Way which can be accessed via Dewsbury Road, which provides access to the junction 5 of the M621, just one mile North East of the property. The property is also situated just under 2 miles from Leeds City Centre.



EPC

The units have an EPC rating of D (84).

BUSINESS RATES

The property has a rateable value of £54,000 (from 1 April 2026).

TERMS

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.

VAT

VAT may be payable on any transaction at the prevailing rate.

RENT

The unit is available on a new full repairing and insuring lease for a number of years to be agreed. Please contact one of the joint agents for further information.

LEGAL COSTS

Each party is to cover their own legal and professional costs involved in this transaction.

FOR FURTHER INFORMATION OR TO
ARRANGE A VIEWING PLEASE CONTACT
THE JOINT AGENTS:



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