



## Unit 11

Lockwood Close, Leeds, LS11 5UU

### Industrial / Storage Unit

**4,174 sq ft**  
(387.78 sq m)

- 3 phase electricity
- Ground floor loading door
- Office & facilities



# Unit 11, Lockwood Close, Leeds, LS11 5UU

## Summary

<b>Available Size</b>	4,174 sq ft
<b>Rent</b>	£31,305 per annum
<b>Rateable Value</b>	£22,500
<b>VAT</b>	All figures are quoted exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs. Each party will be responsible for their own legal costs incurred in this transaction.
<b>EPC Rating</b>	E (101)

## Description

The property forms part of a terrace of industrial units constructed with steel portal frames and brick and clad elevations.

The ground floor of the property provides office and WC facilities as well as the main workshop/storage area whilst at first floor there is a further open plan office.

There is a yard/loading area to the front of the property.

## Location

Lockwood Close is situated on Middleton Grove which is in turn located just off Dewsbury Road, close to Leeds city centre, the M621 (Junction 5) the M1 and the M62.

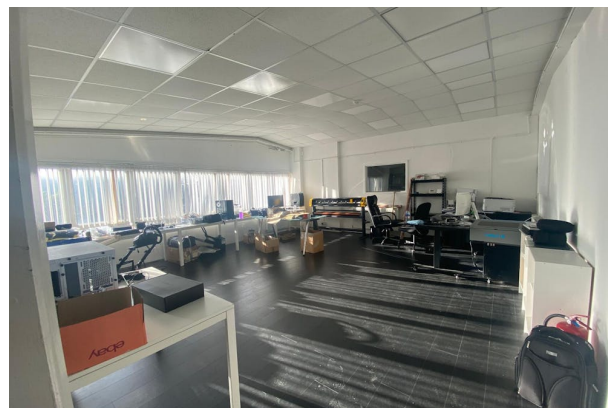
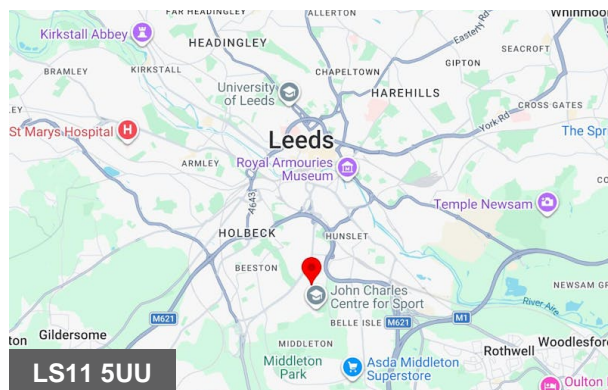
The property is situated in a long established industrial development and one of the most sought after and popular industrial location in the city benefitting from easy access to both the city centre and the motorway network.

## Viewings

For further information or to arrange a viewing, please contact Carter Towler.

## Terms

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



## Viewing & Further Information



**Hazel Cooper**

0113 245 1447

hazelcooper@cartertowler.co.uk



**Hannah Brumpton**

07534 126 236

hannahbrumpton@cartertowler.co.uk