



## 11A Lockwood Close

Leeds, LS11 5UU

### Storage / Industrial Unit

**2,363 sq ft**  
(219.53 sq m)

- Established industrial location
- Office and WC facilities
- Ground floor roller shutter
- External parking and loading



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## Summary

<b>Available Size</b>	2,363 sq ft
<b>Rent</b>	£17,700 per annum
<b>Rateable Value</b>	£16,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (70)

## Description

Unit 11A is situated at the end of a terrace of modern industrial units and comprises a steel portal frame with brick/blockwork elevations and a cement sheet roof. The ground floor of the property provides a warehouse area with WC facilities, with the first floor comprising a spacious open-plan office. There is a yard/loading area to the front of the property.

The unit offers the following specification:

- \* Roller shutter loading door
- \* 5m eaves
- \* First floor offices
- \* WC and welfare facilities
- \* Convenient access and loading

## Location

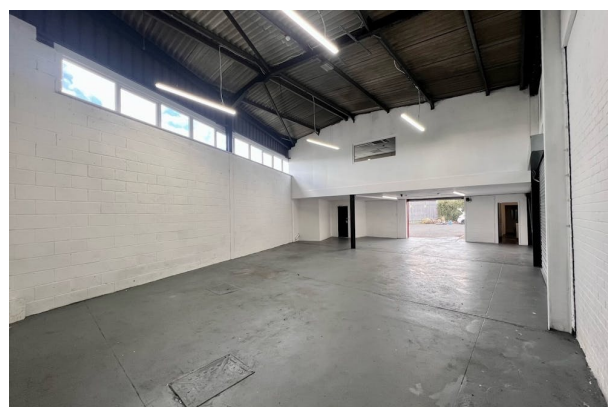
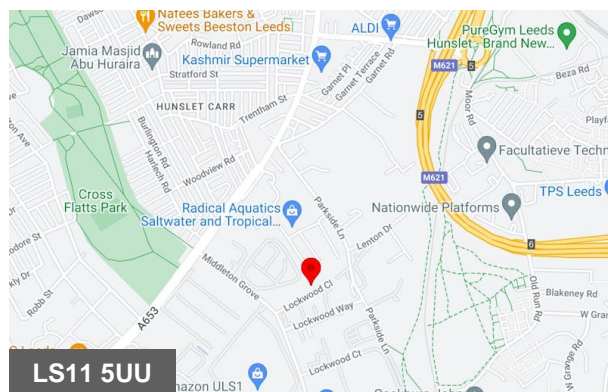
Lockwood Close is situated on Middleton Grove which is in turn located just off Dewsbury Road, close to Leeds city centre, the M621 (Junction 5) the M1 and the M62. The property is situated in a long established industrial development and one of the most sought after and popular industrial location in the city benefitting from easy access to both the city centre and the motorway network.

## Terms

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

## Viewings

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



## Viewing & Further Information



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