

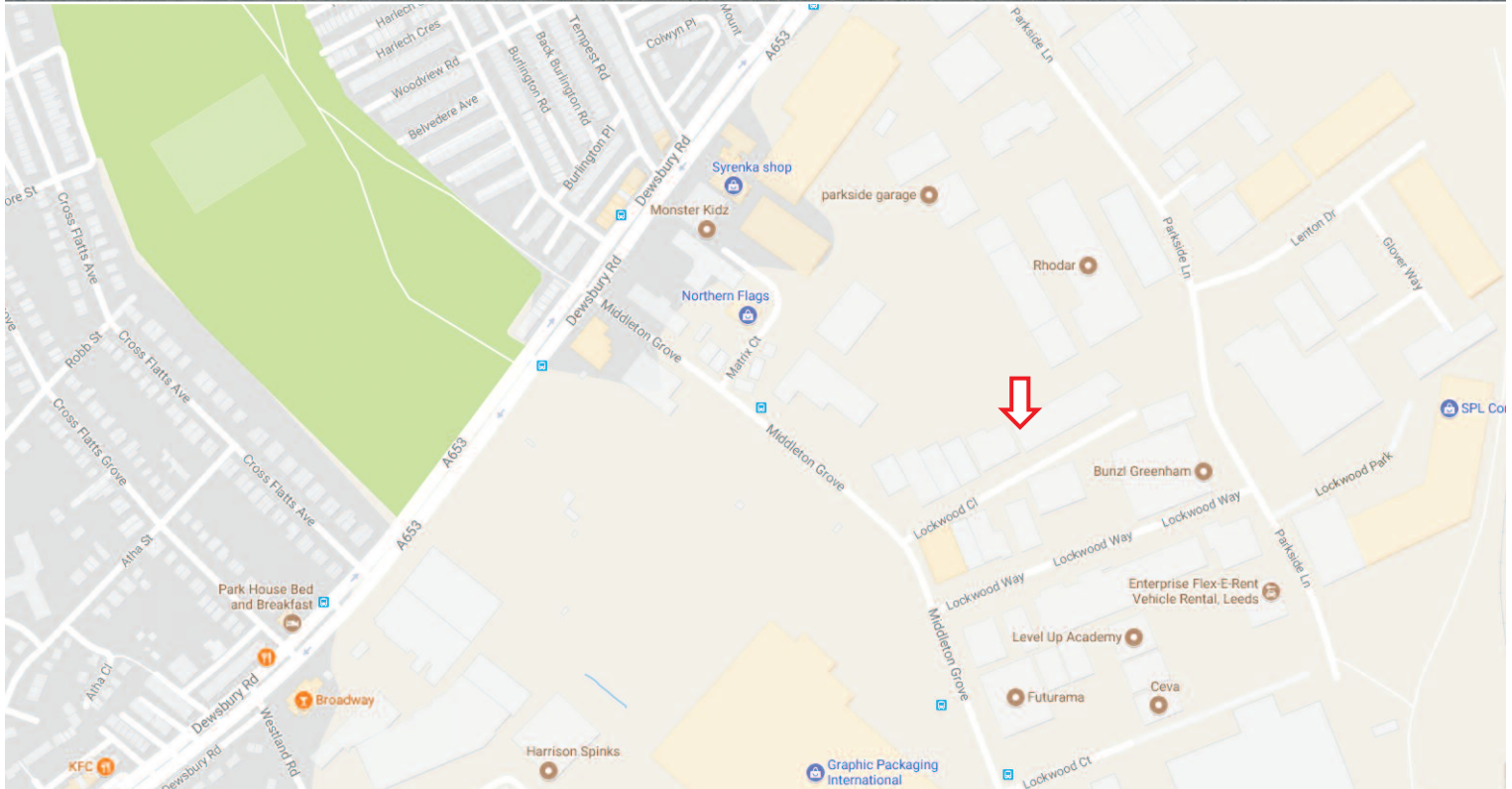
AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET HIGH QUALITY UNIT

11 LOCKWOOD CLOSE,
LEEDS, LS11 5UU

• 4,174 SQ FT



www.awsltd.co.uk



LOCATION

Lockwood Close is located just off Dewsbury Road to the South of Leeds City Centre and close to junction 5 of the M621 and therefore, has excellent access to the M1 and M62 as well as Leeds City Centre and the Leeds Outer Ring Road.

The property is situated in one of the best established industrial locations in the City.

DESCRIPTION

The property is part of a terrace of similar modern industrial units of steel frame and brick and clad elevations.

Office storage and workshop accommodating is provided at the ground floor with ancillary amenity facilities.

There is a further open plan office at first floor.

The property has excellent parking and loading areas in front of the unit.

It is possible to purchase this unit in conjunction with unit 11A, next door, which is let and has an area of 2,363 sq ft.

ACCOMMODATION

Ground floor workshop and office	3,758 sq ft
First floor office	416 sq ft
TOTAL	4,174 SQ FT

RATEABLE VALUE

We understand the property has a rateable value of £16,500.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

TENURE

The property is available to let on flexible lease terms at a rent to be agreed.

SUBJECT TO CONTRACT

AWS
CHARTERED SURVEYORS &
PROPERTY CONSULTANTS
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www.awsLtd.co.uk

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CARTER TOWLER
CHARTERED SURVEYORS
0113 245 1447

VIEWING By appointment with the Joint Agents:

AWS Ltd – **Nick Arundel** 0113 235 1362 or Carter Towler – **Josh Holmes** 0113 245 1447

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