

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

**UNIT 4 LOCKWOOD CLOSE
LEEDS
LS11 5UU**

(CONFIDENTIALLY AVAILABLE)

TO LET

**5,295 SQ FT
(491.9 SQ M)**

GET IN TOUCH

Nick Arundel

Tel: 0113 235 1362

E: nick@awsltd.co.uk



LOCATION

Accessed from Middleton Grove, Lockwood close is at the heart of the Dewsbury Road industrial area close to Leeds city Centre and junction 5 of the M621.

The property is at the heart of a long established industrial location in one of the most sort after areas of the city.

DESCRIPTION

The property is a semi-detached industrial unit of frame construction with brick elevations providing a high quality unit suitable for a number of purposes.

The ground floor of the property provides office stores and amenities as well as the main workshop storage area whilst at first floor there is an open plan office.

TERMS

Property is available by way of a sub letting of the existing lease for a term to be agreed.

Rent on application.

RATEABLE VALUE

We understand the rateable value of the property is £29,250.

PLANNING

The property has planning consent for industrial use.

ACCOMMODATION

(all areas are net internal)

	<u>SQ FT</u>	<u>SQ M</u>
Ground floor workshop & offices	4,579	425.4
First floor office	716	66.5
TOTAL	5,295	491.9

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

VIEWING

Strictly by appointment with the Sole Agents,
AWS Ltd, Nick Arundel, 01132351362

MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. June 2024.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT

