

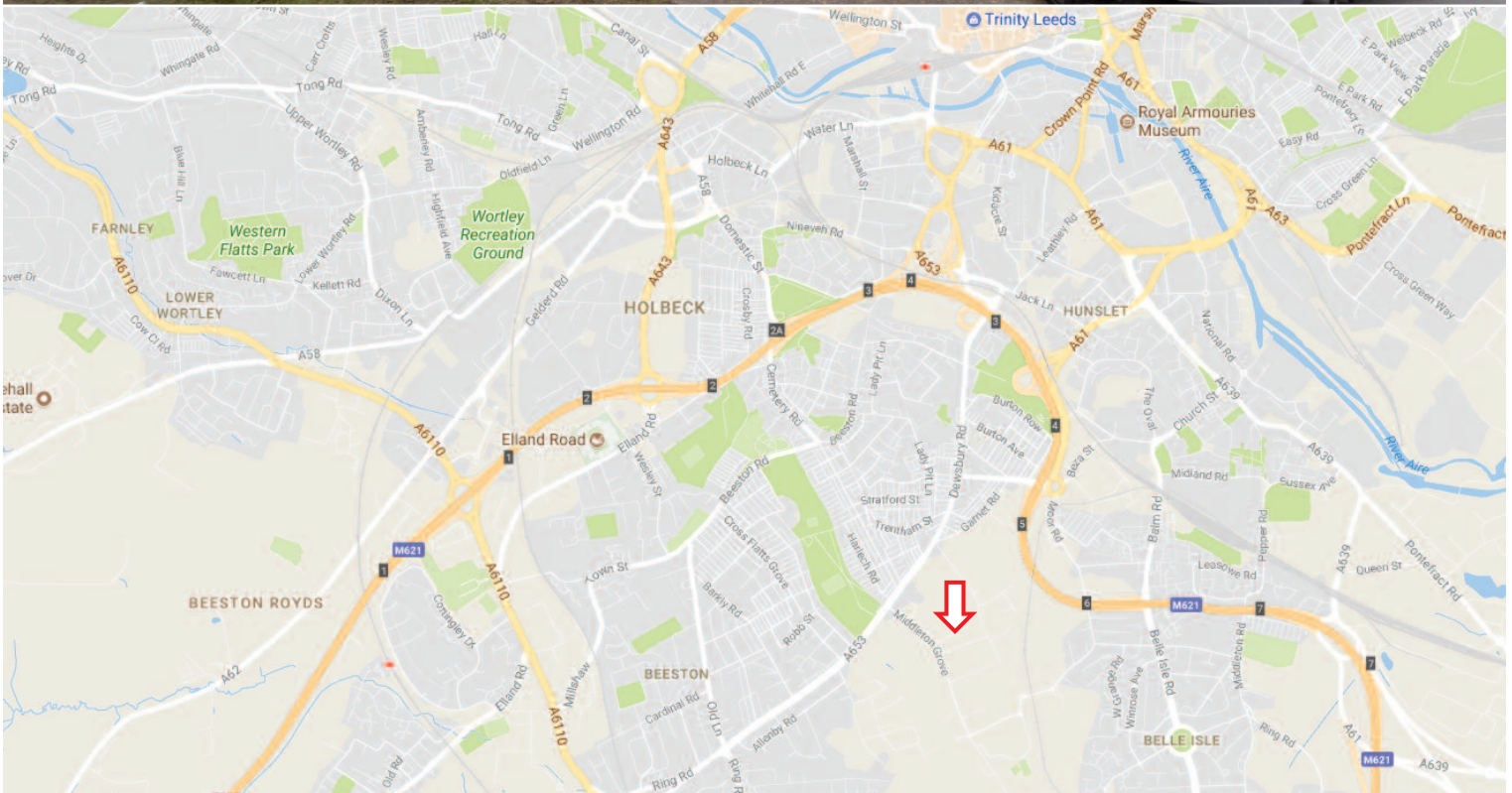
AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

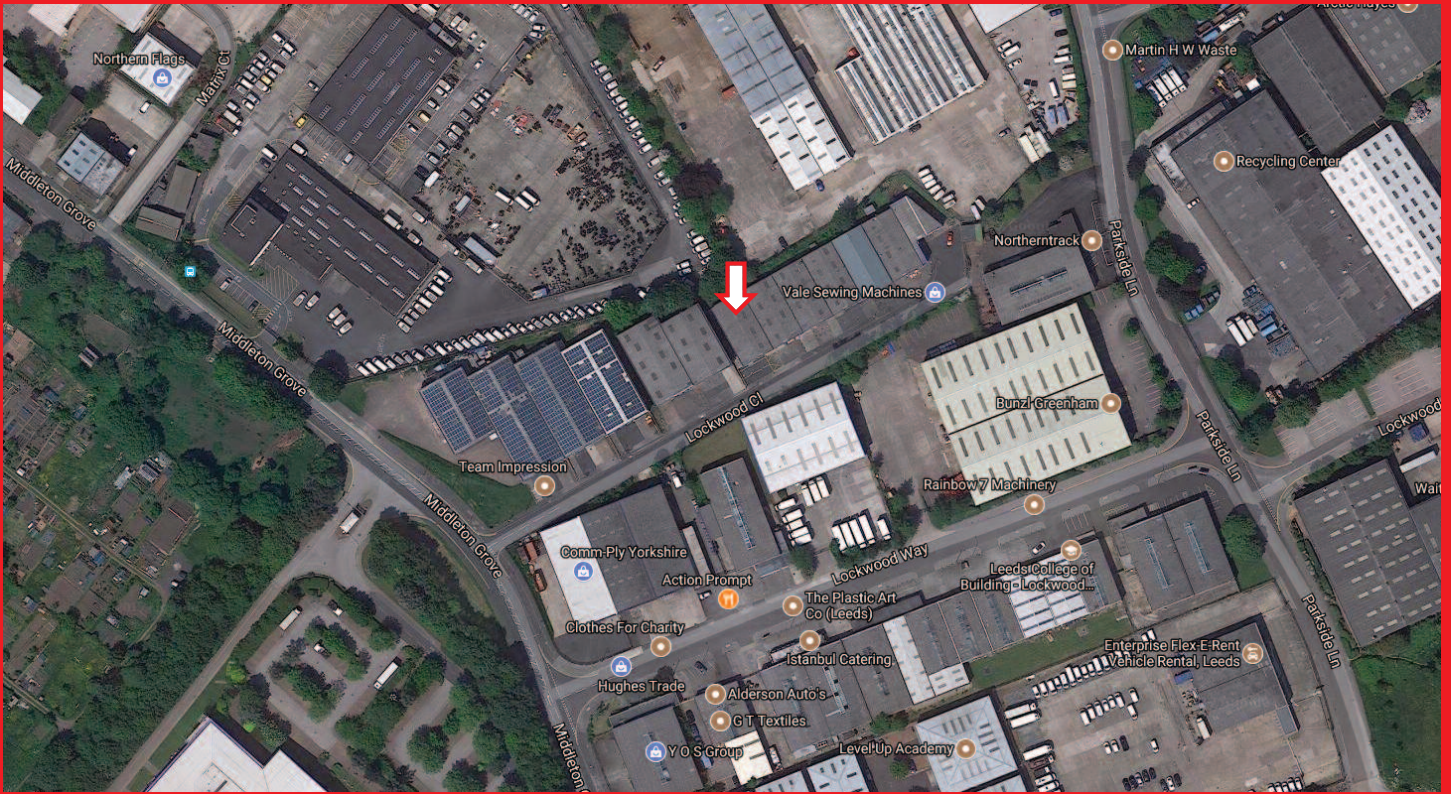
TO LET QUALITY MODERN INDUSTRIAL UNIT

UNIT 4, LOCKWOOD CLOSE, LEEDS LS11 5UU

• 5,295 SQ FT (491.9 SQ M)



www.awsltd.co.uk



LOCATION

Lockwood Close is located adjacent to the Dewsbury Road close to the Centre of Leeds, the M621 (junction 5) and the M1 and the M62.

The property is situated in a long established area of industrial development in one of the most sort after and popular locations for this type of use in the City.

DESCRIPTION

The property is semi-detached industrial unit of frame construction with brick elevation with provides a high quality facility suitable for a number of uses.

The ground floor of the property incorporates some office accommodation, stores, wc facilities as well as the main workshop/storage area which is accessed through a full height roller shutter door. There is an open plan office at first floor.

The property has excellent parking and loading areas.

ACCOMMODATION

(all areas are gross internal)

Ground floor workshop and office	4,579 sq ft	425.4 sq m
First floor office	716 sq ft	66.5 sq m
TOTAL	5,295 SQ FT	491.9 SQ M

SERVICES

We understand all mains services are provided to the building.

PLANNING

The property has, we understand, planning consent for both B2 and B8 use.

RATEABLE VALUE

We understand the current rateable value of the property is £23,500.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

TERMS

The property is available by way of a subletting to be agreed or by way of assignment of the existing lease.

SUBJECT TO CONTRACT

AWS
CHARTERED SURVEYORS &
 PROPERTY CONSULTANTS
 0113 235 1362
www.awsLtd.co.uk

VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd for themselves and the vendor as agents for the vendor give notice that:

We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk.

We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors.

Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.