



# /NDURENT

## LOCKWOOD PARK

LS11 5UX  
///SQUARE.GUIDES.FADED

COMBINED WAREHOUSE UNIT TO LET

UNITS 1 & 2:  
35,722 SQ FT (3,319 SQ M)  
Fully refurbished, available now.



Strategically located  
less than 1 mile from  
Junction 5 of the M621.



With an EPC B rating,  
customers can lower  
their energy bills.



Warehousing that Works.

# High performance space for your business.

Units 1 and 2 form a spacious end-terrace industrial unit, offering office accommodation, a kitchen and WCs. The property features 7.1m eaves height, ancillary offices and welfare facilities across the ground and first floors. Additional benefits include a 3-phase power supply and a secure gated yard with easy loading access. There is also generous parking available at the estate.

The unit is currently under refurbishment and will feature new roller shutter doors, new rooflights and refurbished office space.

Strategically located just off Dewsbury Road, Lockwood Park sits within the well-established Parkside Industrial Estate, offering excellent transport connectivity. Junction 5 of the M621 is less than 1 mile away, providing seamless access to the national motorway network. Additionally, the estate is just 4 miles south of Leeds city centre, making it ideal for businesses requiring quick access to urban and regional markets.

**EPC B**  
rating

With an EPC B rating, customers can lower their energy bills.



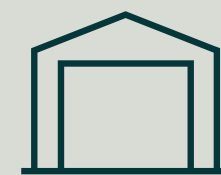
Steel frame construction allow for large, open interior spaces with fewer columns, which is ideal for ensuring maximum floor space for storage and equipment.



Electric roller shutter doors are to be fitted, ensuring space efficiency and ease of use whilst enhancing security.



3-phase power ensuring higher efficiency in reducing energy loss as well as lowering operating costs.



Undergoing extensive refurbishment



Warehousing that Works.



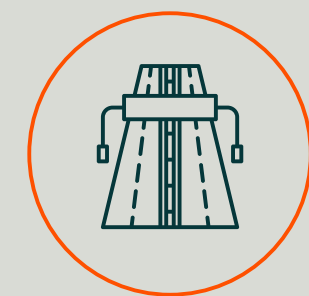
# Why choose Lockwood Park?



4 miles south of Leeds city centre, making it ideal for businesses requiring quick access to urban and regional markets.



Part of a thriving business community Lockwood Park sits within the well-established Parkside Industrial Estate.

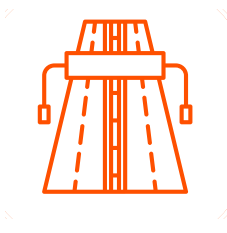


Junction 5 of the M621 is less than 1 mile away, providing seamless access to the national motorway network.



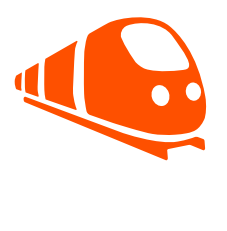
Warehousing that Works.

# You're well-connected.

 **LESS THAN 1 MILE**  
from Junction 5 of M621.

 **4 MILES**  
from Leeds City Centre.

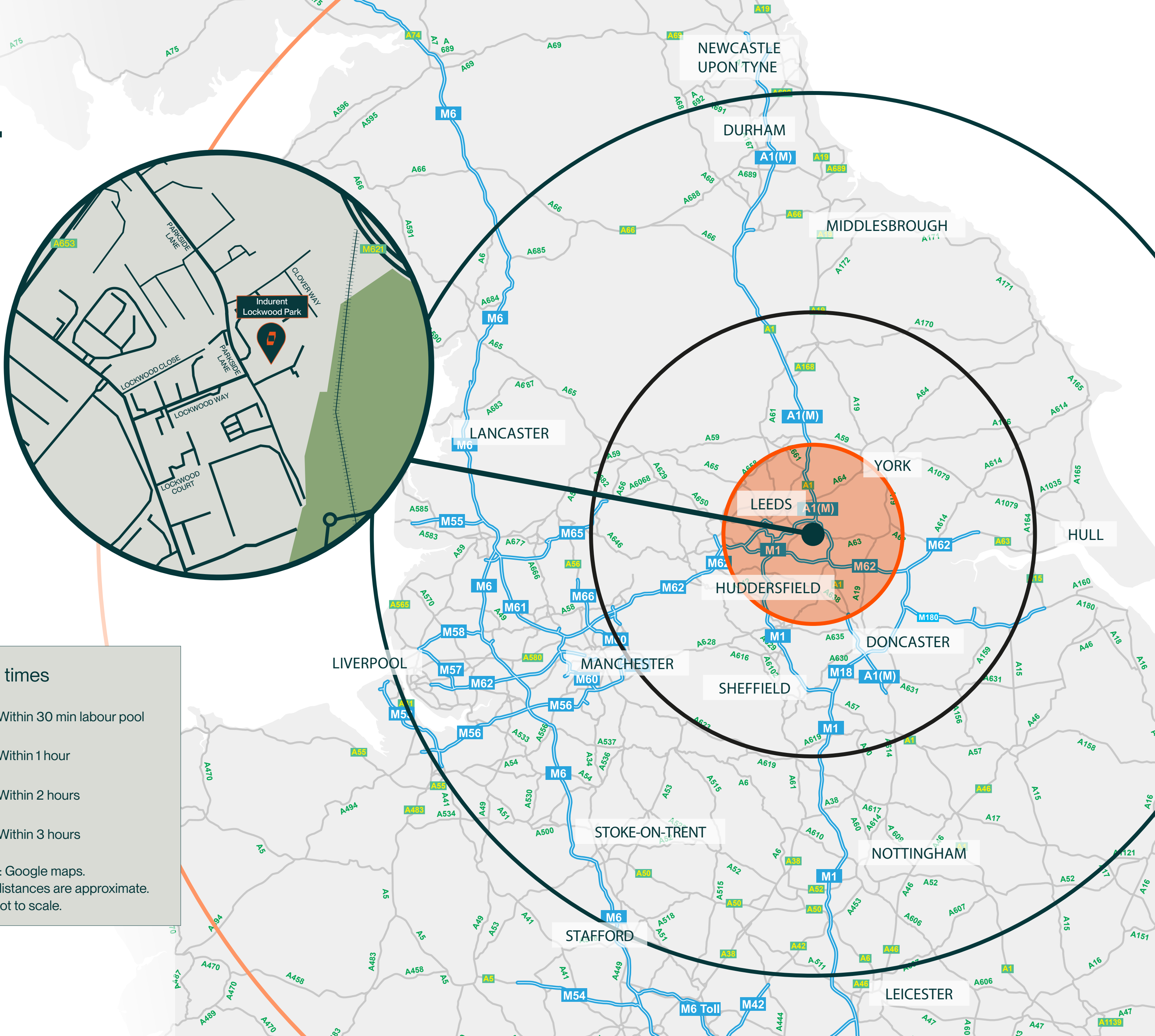
 **11 MILES**  
from Leeds Bradford Airport.

 **2.4 MILES**  
from Leeds train station.

Drive times

-  Within 30 min labour pool
-  Within 1 hour
-  Within 2 hours
-  Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



# Schedule of accommodation.

An additional 2,092 sq ft of shell condition ground floor ancillary space is available, suitable for a range of different functions.

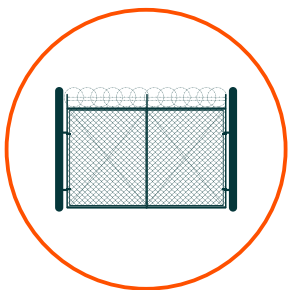
An open storage yard is being developed adjacent to the unit and will become available in Summer 2026. Please see separate brochure or contact agents for further details.

| COMBINED UNIT 1 & 2           |                              |
|-------------------------------|------------------------------|
| WAREHOUSE                     | 30,408 SQ FT (2,824.99 SQ M) |
| GROUND FLOOR OFFICE           | 1,611 SQ FT (149.66 SQ M)    |
| FIRST FLOOR OFFICE            | 1,611 SQ FT (149.66 SQ M)    |
| GROUND FLOOR ANCILLARY AREA   | 2,092 SQ FT (194.35 SQ M)    |
| TOTAL                         | 35,722 SQ FT (3,318.68 SQ M) |
| CLEAR INTERNAL HEIGHT         | 6M                           |
| ELECTRIC ROLLER SHUTTER DOORS | 3                            |
| SHARED CAR PARKING SPACES     | 43                           |

All floor areas are approximate gross internal areas.



Additional on-site parking



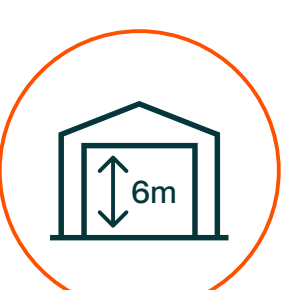
Fully secure yard area



EPC B rating



Two-storey refurbished office space



6m eaves height



Kitchenette facilities



Male and Female toilets





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Warehousing that Works.



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