



Keyboard shortcuts | Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

Modder Avenue, Leeds, LS12 3DB

Secure fenced and level site suitable for open storage

1 acres (0.40 hectares)

- Immediately available
- Secure self contained site
- Power and water connections
- City fringe location

Summary

Available Size	1 Acres
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - No building present

Description

The property comprises a level plot of storage land bound by a highly secure solid brick wall. Access is provided in two locations, both having wide double gates.

- Power and water connections
- Level plot
- Secure self contained site
- Solid part concrete surface

Location

The site is located in Armley, a suburb of Leeds. Approximately 2 miles from the city centre. Modder avenue is approximately 2 miles from junction 2 of the M621, providing access to junction 27 of the M62 to the west and junction 43 and 44 of the M1 to the east.

Modder Avenue is opposite Armley Leisure Centre which is situated on Carr Crofts Road. Providing direct access to B6154, connecting to Leeds City Centre via the Armley Gyratory.

Accommodation

The accommodation comprises the following areas:

Description	Size	Availability
Land	1 Acres	Available

Viewings

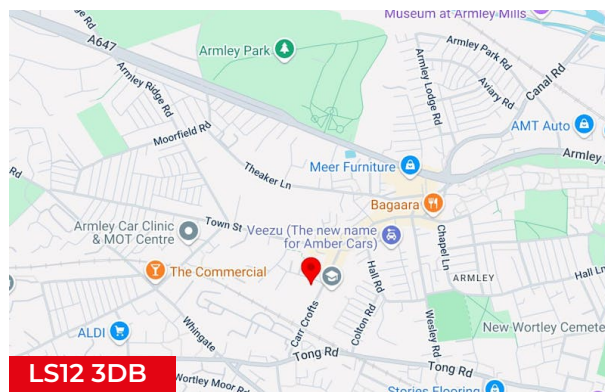
Viewings are via the sole agent DHP.

Terms

The property is available by way of a new Fully Repairing and Insuring lease on terms to be agreed.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



Miles Phoenix

0113 245 0550 | 07442 428922

Miles.phoenix@dhpproperty.co.uk



Simon Dove

0113 457 5550 | 07527 388054

simon.dove@dhpproperty.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 24/09/2025



0113 245 0550
dhpproperty.co.uk