



## Brown Road, Leeds, LS11 0DN

**Secure plot of land available in an excellent location.**

**0.50 acres (0.20 hectares)**

- Available for occupation April 2026
- Tarmac surface & fully secure
- Excellent location
- Canopy can be removed if required

### Summary

Available Size	0.50 Acres
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

### Description

The site is a regular shaped plot of land with a tarmac surface and bound by a secure palisade fence. The site has a canopy to its northern boundary that can be either left in situ, demolished or refurbished if an occupier requires.

Please contact the agents for further details regarding suitable uses.

### Location

The property occupies a prime location within the suburb of Holbeck, offering excellent transport links to the national motorway network and Leeds city centre.

Surrounding occupiers are a mixture of national and local industrial/trade occupiers.

### Viewings

Viewings are available via the sole agents DHP.

### Terms

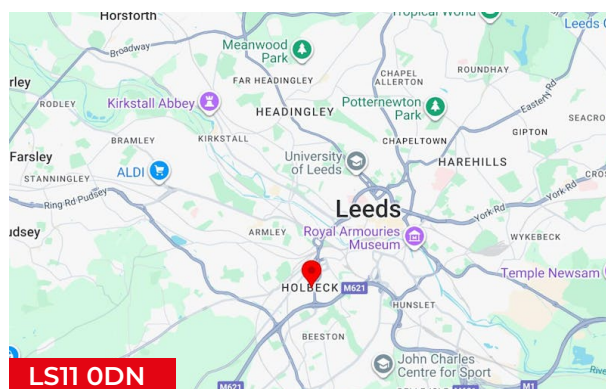
The property is available by way of a new Fully Repairing & Insuring (FRI) lease on terms to be agreed.

### 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.

### Legal fees

Each party to bear their own costs in relation to the transaction.



### Viewing & Further Information



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