



Unit 1

Brown Lane West, Leeds, LS11 0DN

Former Graham Plumbers Merchants, excellent location and large secure yard.

13,443 sq ft (1,248.90 sq m)

- Undergoing major refurbishment
- Available for occupation Q1 2026
- Large secure yard area
- Flexible building & yard options
- Excellent location

Summary

Available Size	13,443 sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The property is undergoing major refurbishment including replacement of roof coverings.

The units benefit from the following specification:

- Solid concrete floors
- Steel portal frame construction
- Modern metal roof coverings (refurbishment ongoing)
- LED lighting throughout
- Offices and W.C's

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.

Accommodation

The accommodation comprises the following areas:

Name	Size	sq ft	sq m	Availability
Unit - 1	13,443 sq ft	13,443	1,248.90	Available
Total		13,443	1,248.90	

Viewings

Viewings are available via the sole agents DHP.

Terms

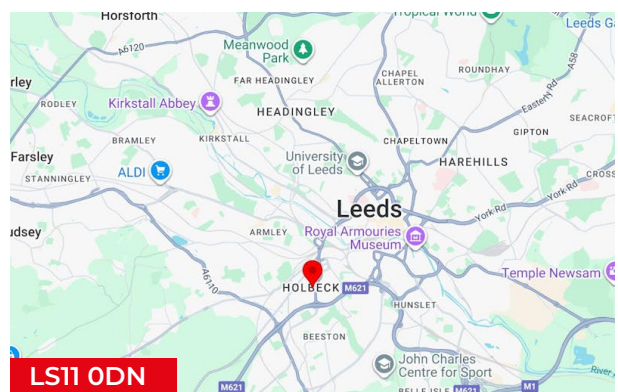
The property is available on a new lease, on terms to be agreed.

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.

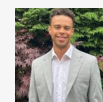


Viewing & Further Information



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