



## Brown Lane West, Leeds, LS11 0DN

**\*\*UNDER REFURBISHMENT\*\*** Former Graham Plumbers Merchants, units available individually or as a group.

**4,450 to 23,453 sq ft (413.42 to 2,178.85 sq m)**

- Undergoing major refurbishment
- Available for occupation Q1 2026
- Flexible building & yard options
- c. 2 acre fully secure site



### Summary

Available Size	4,450 to 23,453 sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

### Description

Comprising multiple buildings available individually or as a whole on a site extending to approximately 2 acres.

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
Unit - 2	4,450 sq ft	4,450	413.42	Available
Unit - 3	5,560 sq ft	5,560	516.54	Available
Outdoor - Storage	0.50 Acres	21,780	2,023.43	Available
<b>Total</b>		<b>45,233</b>	<b>4,202.29</b>	

### Viewings

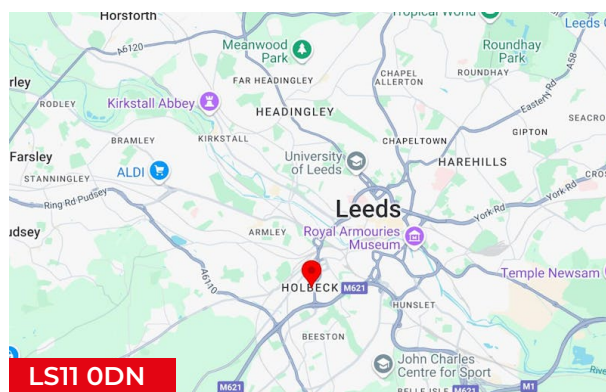
Viewings are available via the sole agents DHP.

### 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.



### Viewing & Further Information



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