



Brown Lane West, Leeds, LS11 0DN

****UNDER REFURBISHMENT** Former Graham Plumbers Merchants**

17,893 sq ft (1,662.31 sq m)

- Undergoing major refurbishment
- Available for occupation Q1 2026
- c. 1.5 acre fully secure site

Summary

Available Size	17,893 sq ft
Business Rates	Please contact agent for further information.
EPC Rating	Upon enquiry

Description

Brown Lane West comprises of two buildings available as a whole, on a site extending to approximately 1.5 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
Total		17,893	1,662.32	

Viewings

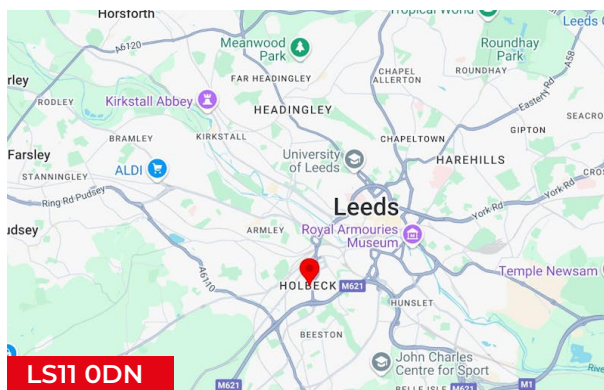
Viewings are available via the sole agents DHP.

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



Simon Dove

0113 457 5550 | 07527 388054
simon.dove@dhpproperty.co.uk



Miles Phoenix

0113 245 0550 | 07442 428922
Miles.phoenix@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 10/06/2026



0113 245 0550
dhpproperty.co.uk





