



## 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   |
| Rateable Value | £21,888      |
| 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

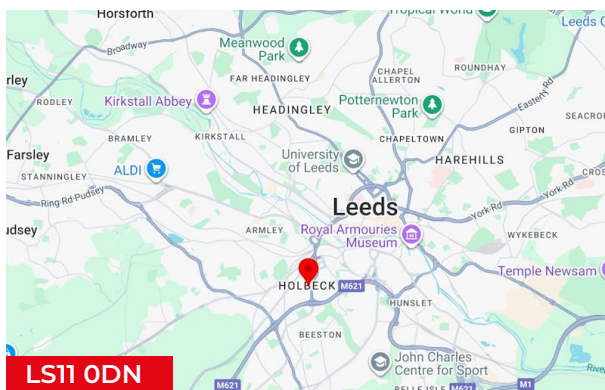
The property is available by way of a new Fully Repairing & Insuring (FRI) lease on terms to be agreed.

### 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



#### 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 13/04/2026



**0113 245 0550**  
dhpproperty.co.uk