



Unit 3 Holbeck Lane

Holbeck, Leeds, LS11 9UN

Brand new light industrial unit, fringe city centre location.

1,450 sq ft (134.71 sq m)

- Brand new unit
- First floor offices
- Dedicated parking areas
- Fantastic location
- 6m minimum eaves
- Energy Efficient

Summary

Available Size	1,450 sq ft
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises a new build light industrial unit of steel portal frame construction. Internally the unit has a small office at first floor level, along with a fitted kitchenette and W.C.'s.

Externally the unit has a full height roller shutter door leading to a dedicated loading/parking area.

Location

Holbeck Lane Industrial Estate is situated on Holbeck Lane, which is less than 1 mile South West of Leeds city centre. The site provides direct access to the city centre through Whitehall Road and has excellent connectivity to the national motorway network, via Junctions 2 & 3 of the M621.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	1,450	134.71	Available
Total	1,450	134.71	

Terms

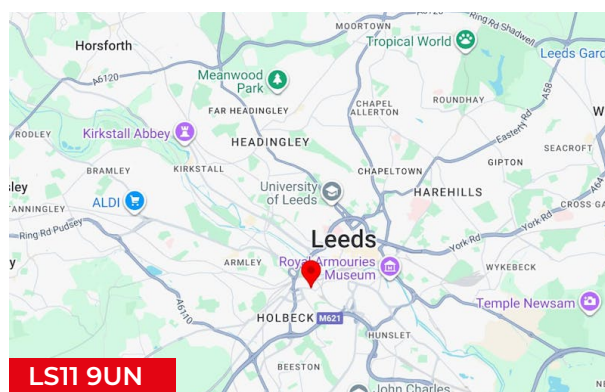
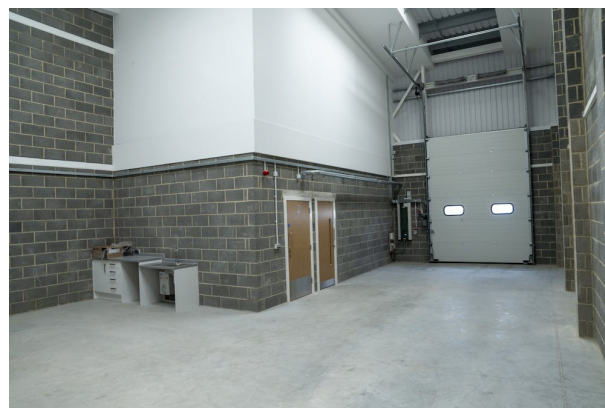
The property is available on a new FRI lease, on terms to be agreed.

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 28/10/2025

