

# SECURE OPEN STORAGE LAND TO LET



**23 BRADFORD ROAD, LEEDS, LS27 7HN**

- 1.6 acre (0.65 hectare) site
- Established commercial location
- Fenced and gated yard
- Close to Junction 27 of the M62
- Suitable for a variety of commercial uses

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**

## LOCATION

The property is located on Bradford Road just off Wakefield Road with excellent access to Junction 27 of the M62 motorway network and is situated approximately 6.6 miles (10.6 km) south west of Leeds City Centre.

Junction 27 forms one of the principal commercial junctions of the M62 within the West Yorkshire conurbation and as such benefits from a multitude of office, industrial and retail occupiers. Overland Park and Gildersome Spur industrial estates are close by with nearby occupiers including Premier Inn, Starbucks, TNT Leeds Depot, Mercado Leeds and DHL.

Junction 27 Retail Park/Birstall Retail Park are located close by, on the southern side of the Junction with occupiers including IKEA, Next, Currys, M&S Simply Food, McDonalds, KFC, Tim Hortons, Taco Bell and Nandos

## DESCRIPTION

The property comprises a part hardcore and part gravel surfaced storage yard extending to approximately **1.6 acre (0.65 hectares)**. The site benefits from perimeter palisade fencing with gated access off Bradford Road.

The building on the yard is in the process of being demolished, the lettable space will comprise a solely open plan yard.

The yard currently benefits from electricity and water.

## TERMS

The property is available by way of a new full repairing and insuring lease at a rental of **£72,000 per annum exclusive**.

## BUSINESS RATES

The property has not yet been assessed, interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but are subject to, VAT.

## FURTHER INFORMATION/VIEWING:

**Flynn Burgess**

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Subject to Contract  
July 2025



**Misrepresentation Act**

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