



**FOR SALE /  
TO LET**

Rent & Price -  
Upon application

The site provides the  
following area:

0.68 Acres  
(0.27 Hectares)

## Highlights

- Available immediately.
- Prominent position onto the A65.
- 30,000 passing vehicles per day.
- Space for C. 150 vehicles.
- Development potential for a range of uses.

# 120 Commercial Road, Leeds, LS5 3AB

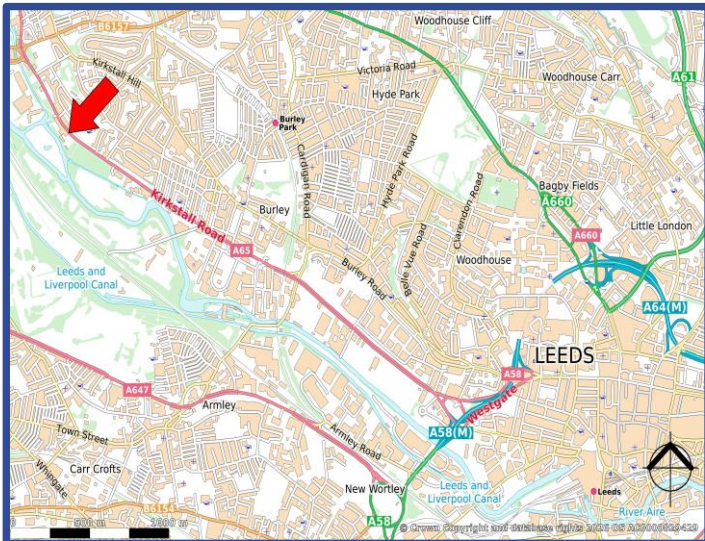
Storage / Sales land with excellent  
roadside visibility and development  
potential.

## Location

The site occupies a prominent position on the A65 in Kirkstall, a busy arterial route just 2 miles from Leeds city centre. The site offers excellent roadside visibility and direct access to the highway network, with convenient links to the A58(M), M621, M1 and M62.

## Property Overview / Specification

- Tarmac surfaced storage / sales land.
- Held freehold under two Title no's: WYK806132 & WYK25335.
- Overall site area of 0.83 acres with 0.68 acres of usable space.
- Secure site enclosed by steel palisade fencing and security barriers.
- Open sided canopy and portacabin office & W.C to be kept or removed at occupier's request.
- Two access points from the A65.



## Terms

The site is available for sale or lease at a price and rent upon application.

A purchase of the freehold is on an **unconditional** basis only.

## Business Rates

The VOA lists a Rateable Value of £27,500 from April 2026. Interested parties are advised to contact the Local Rating Office to determine rates payable.

## EPC

N/A

## Legal Costs

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

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.



Joe Reynolds  
Surveyor  
07880 016 924  
[joe.reynolds@colliers.com](mailto:joe.reynolds@colliers.com)

Simon Hill  
Director  
07736 480 041  
[simon.hill@colliers.com](mailto:simon.hill@colliers.com)

Colliers  
1 Broad Gate  
The Headrow  
Leeds  
LS1 8EQ

[Colliers.com](https://www.colliers.com)

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