

LEEDS

VALLEY PARK

TO LET

NEW UNITS FOR LOGISTICS, MANUFACTURING & DISTRIBUTION

UNITS AVAILABLE FROM 25,746 SQ FT - 70,692 SQ FT

LEEDS CITY CENTRE

J7

J44

M1

M621

READY FOR IMMEDIATE OCCUPATION

LEEDS VALLEY PARK » SAVANNAH WAY » STOURTON » LEEDS » LS10 1AB



LEEDS VALLEY PARK

OVERVIEW

LEEDS VALLEY PARK comprises six detached new build, high-quality warehouse and manufacturing units, situated in a prominent position fronting the M621 and the M1 motorways, located within 3 minutes drive of Junction 7 M621 and Junction 44 M1.

Each unit is to be constructed to a high specification including:



Clear heights
of 8-12m



Mix of ground and
dock level doors



Secure private
service yards



250-600kva
power supply



High quality first floor
offices

ESG specification includes:



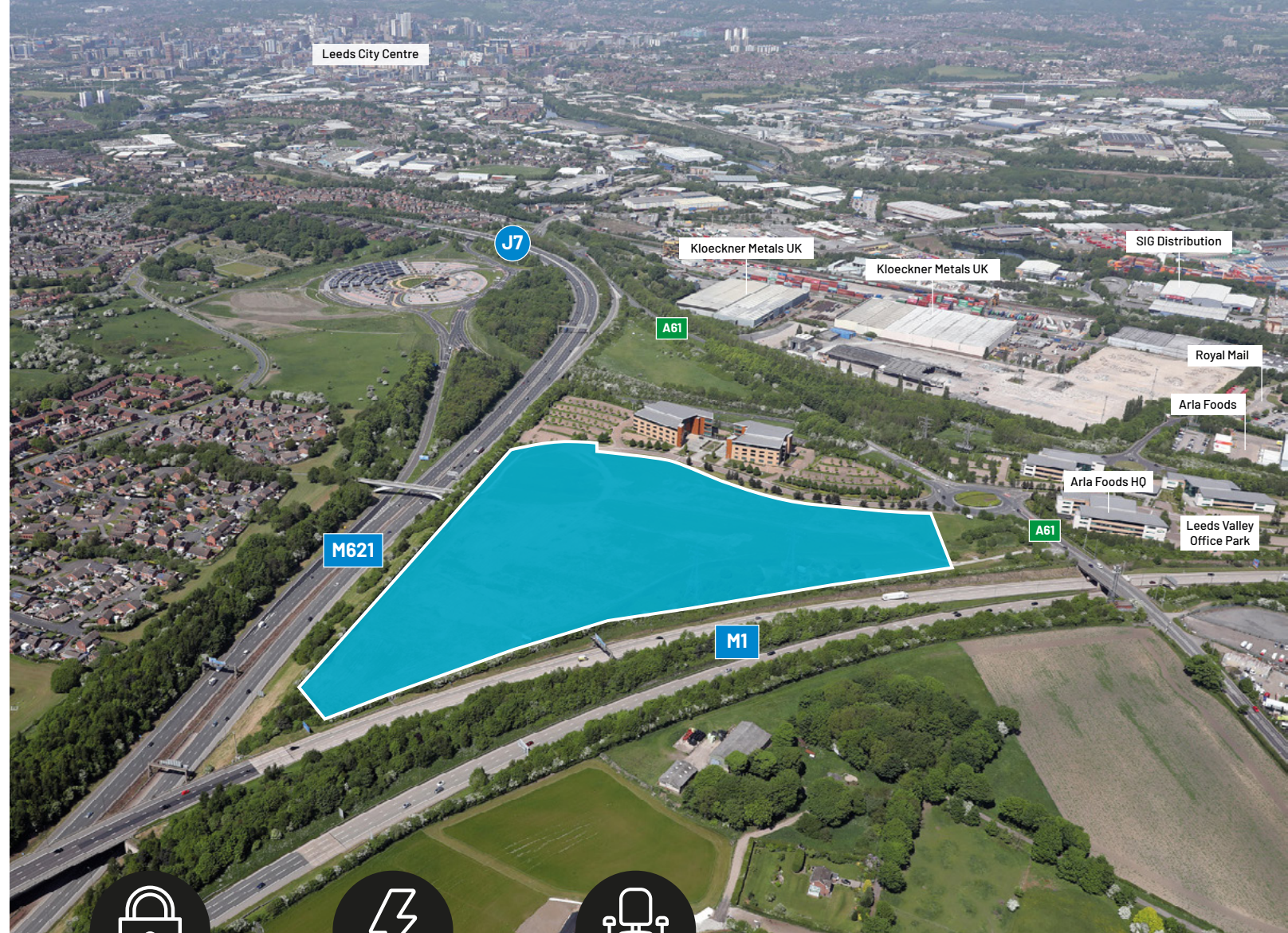
Air source
heat pump



LED lighting



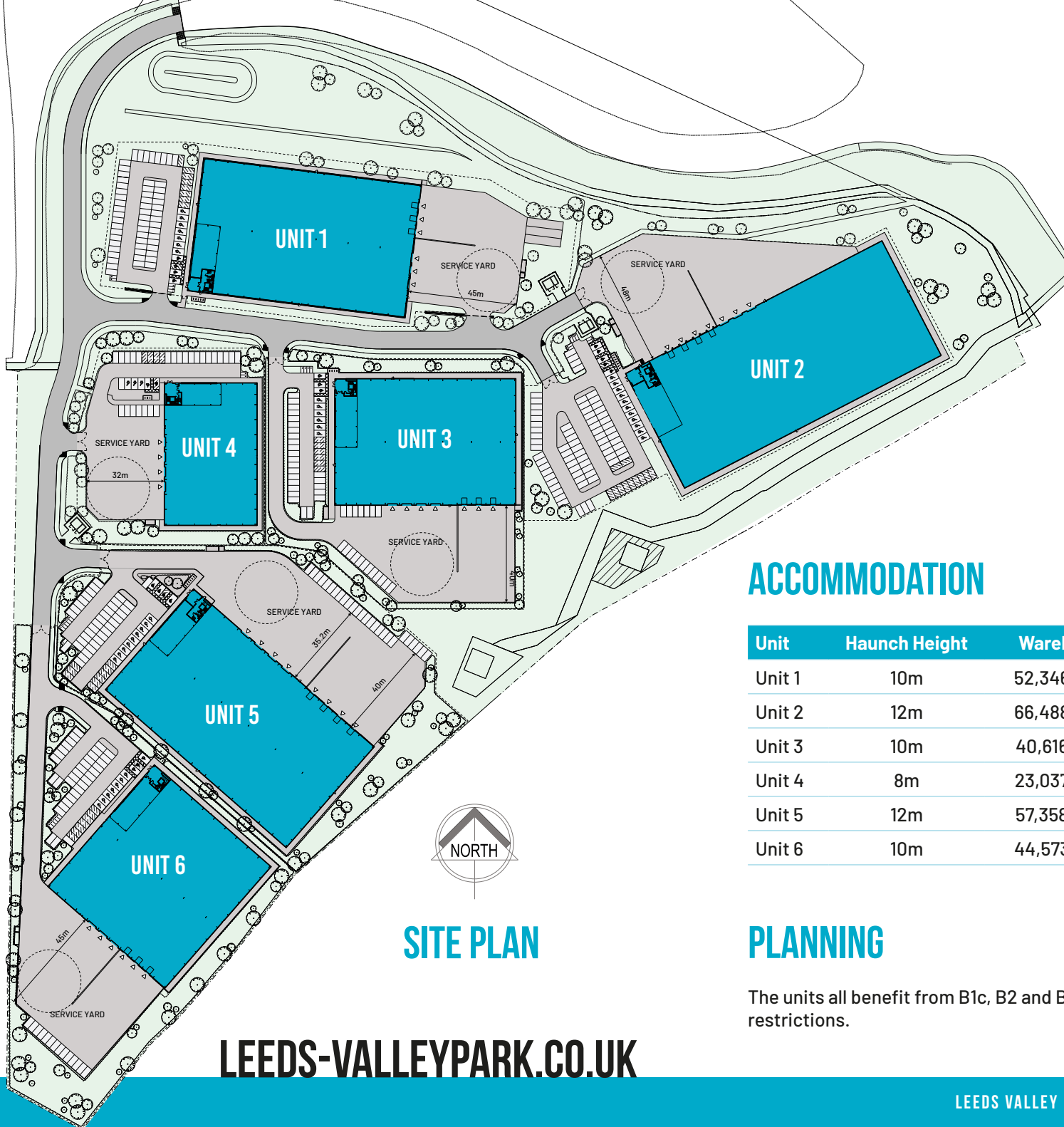
EV charging
points



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ACCOMMODATION

Unit	Haunch Height	Warehouse	Office	TOTAL
Unit 1	10m	52,346 Sq Ft	3,622 Sq Ft	55,968 Sq Ft
Unit 2	12m	66,488 Sq Ft	4,204 Sq Ft	70,692 Sq Ft
Unit 3	10m	40,616 Sq Ft	3,220 Sq Ft	43,836 Sq Ft
Unit 4	8m	23,037 Sq Ft	2,709 Sq Ft	25,746 Sq Ft
Unit 5	12m	57,358 Sq Ft	3,601 Sq Ft	60,950 Sq Ft
Unit 6	10m	44,573 Sq Ft	3,219 Sq Ft	47,792 Sq Ft

PLANNING

The units all benefit from B1c, B2 and B8 planning consent, with no noise or hours of use restrictions.

LEEDS-VALLEYPARK.CO.UK

LEEDS VALLEY PARK



WORK IN PROGRESS - AUGUST 2023



LEEDS VALLEY PARK

EPC/BREEM

EPC Target A and Bream
Target Very Good.



AML

In accordance with Anti-Money Laundering Regulations, evidence of identity will be required from the tenants prior to instructing solicitors.

VAT

All figures quoted subject to VAT at the prevailing rate where applicable.

ESTATE CHARGE

There will be an estate charge payable for maintenance of common areas.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

ALL ENQUIRIES

For further information please contact the joint agents:

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