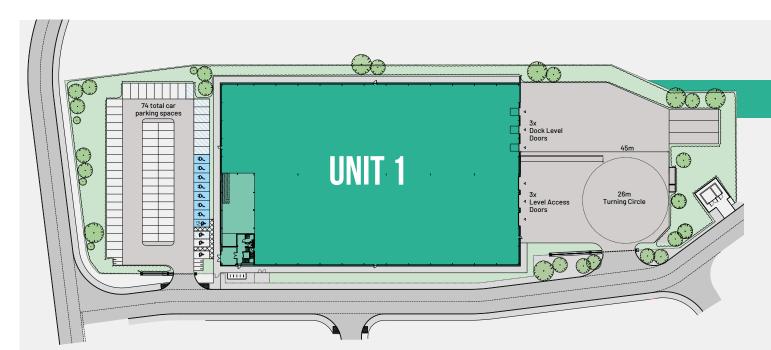


OVERVIEW

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 of the M621 and Junction 44 of the M1.







LEEDS VALLEY PARK

ACCOMMODATION

Warehouse	52,346 Sq Ft
First Floor Office	3,622 Sq Ft
TOTAL	55,968 Sq Ft

SPECIFICATION



Haunch height of 10m



Floor loading 50kN



3x level access and 3x dock level doors





Secure private service yard



336 kVA power supply



High quality first floor offices



45m yard depth



70 car parking spaces (incl 4 disabled spaces)



7 EV charging spaces



EPC Rating A-25 BREEAM Very Good









WEBSITE

www.leeds-valleypark.co.uk

PLANNING

Planning permission granted for Use Class E(q)(ii and iii), B2 and B8.

SERVICE CHARGE

There will be a service charge payable for maintenance of common areas.

Development by

Caddick Developments.

VAT

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

LEGAL COSTS

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

In partnership with



ALL ENQUIRIES

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