

LEEDS

VALLEY PARK

TO LET

NEW INDUSTRIAL AND LOGISTICS WAREHOUSE



UNIT 1

55,968 SQ FT (5,199 SQ M)

LEEDS VALLEY PARK, STOURTON, LEEDS, LS10 1AB

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



LEEDS CITY CENTRE

Freightliner Terminal

kloeckner metals

kloeckner metals

SAG

Royal Mail

Arla

J7

UNIT 1

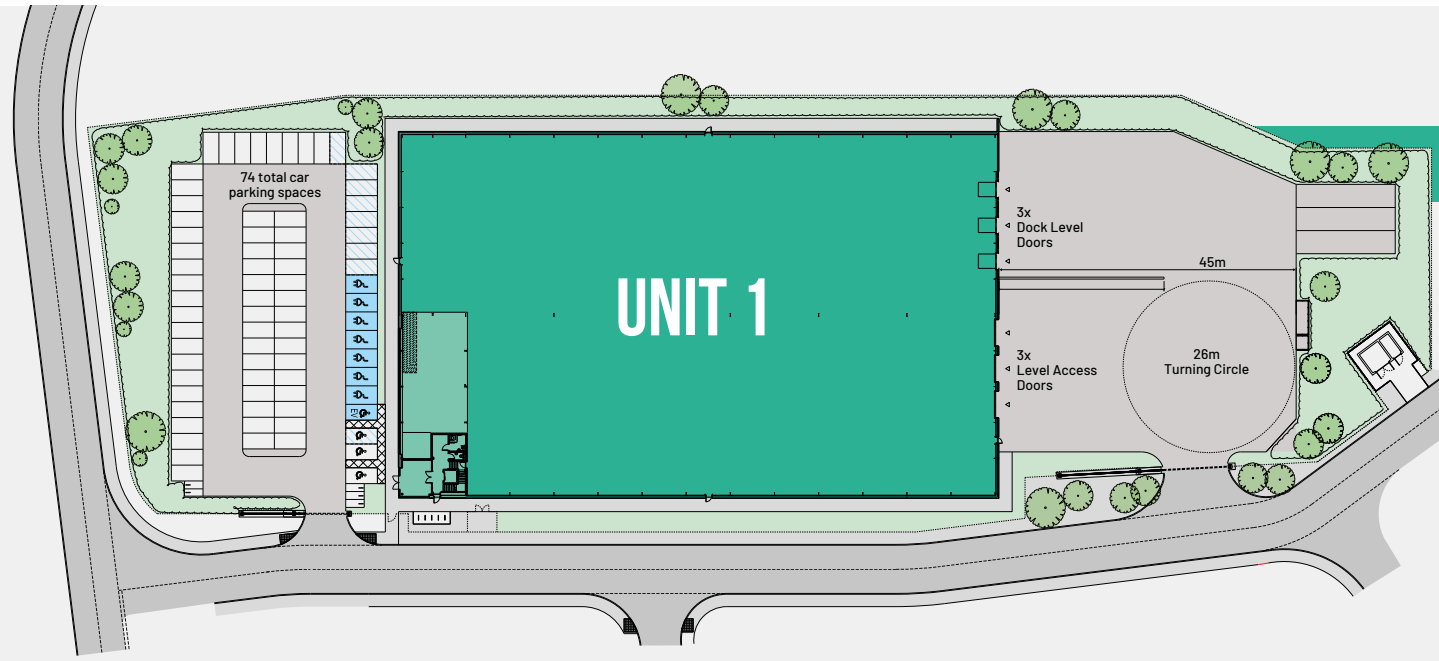
↑ LEEDS CITY CENTRE

M621

M1

(A1(M)) ↗

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



3x level access and 3x dock level doors



Secure private service yard



336 kVA power supply



High quality first floor offices



Floor loading 50kN



45m yard depth



70 car parking spaces (incl 4 disabled spaces)



7 EV charging spaces



EPC Rating A-25 BREEAM Very Good



LEEDS VALLEY PARK

WEBSITE

www.leeds-valleypark.co.uk



PLANNING

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

SERVICE CHARGE

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

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.

ALL ENQUIRIES

For further information please contact the joint agents:

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