


LEEDS VALLEY PARK, J44 M1



Savannah  
Way

TO LET

Bespoke, Stylish  
Grade A Offices in a  
Landscaped Setting  
5,000 – 41,503 sq ft



created to evolve with you



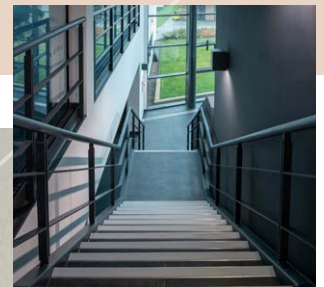
Savannah  
Way



## overview ↘

Located on the established and award winning Leeds Valley Park, out of town office premises, 2 Savannah Way is unrivalled in its offer.

A recent comprehensive refurbishment programme has seen the building stripped back to provide the latest state of the art Grade A offices, finished to a bespoke specification, providing you with everything you need now and for years to come.









Savannah Way



Rothwell

Junction 42 M62

Middleton Leisure Centre

South Leeds Stadium

Junction 45 M1

Arla Foods Head Office

Williams Lea

Lowell Financial

A639

SAVANNAH WAY

AMENITY BLOCK

BAE Systems

Arla Foods Distribution

LEODIS WAY

A639



A61





# specification ↘

A refurbishment second to none, at the heart of which is sustainability and longevity, 2 Savannah Way benefits from:



Fully Refurbished Throughout



Double Height Feature Reception



New Lifts



New Raised Access Flooring



Shower and Locker Facilities



Cycle Storage



DDA Compliant



Booth Seating



220 Car Parking Spaces Ratio of 4 per 1,000 sq ft

# ESG ↘

Environmental, Social and Governance.



Targeting BREEAM In-Use 'Very Good'



4 Electric Car Charging Points



LED Lighting



New VRF Air Conditioning



EPC Rating B

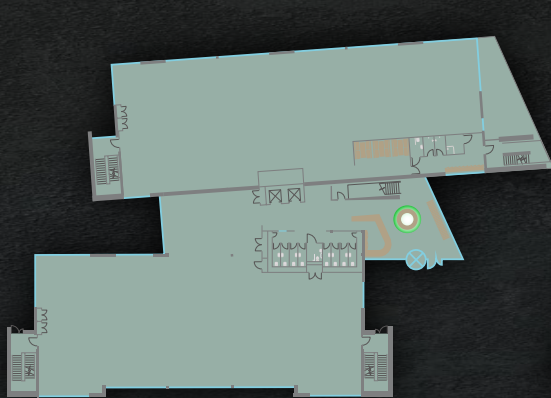




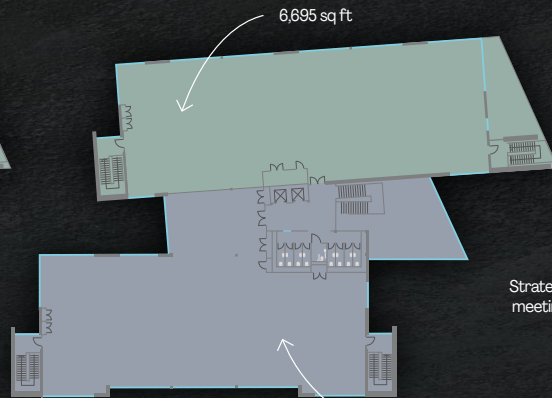


accommodation ↘

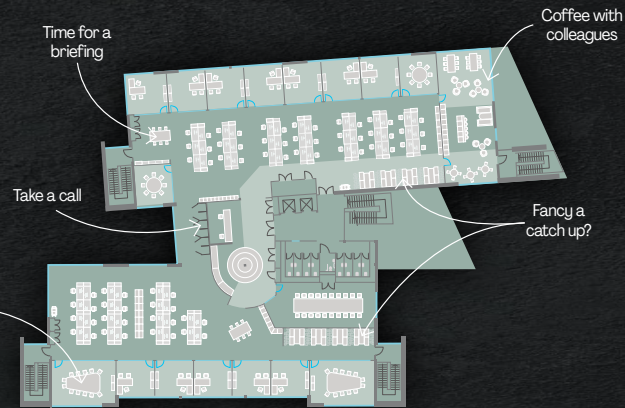
Ground Floor	13,833 sq ft / 1,285 sq m
First Floor	13,837 sq ft / 1,286 sq m
Second Floor	13,833 sq ft / 1,285 sq m
<b>Total</b>	<b>41,503 sq ft / 3,856 sq m</b>



Ground Floor



Second Floor /  
Indicative Split Plan



Second Floor /  
Indicative Space Plan

Boardroom (20 persons)	1
Large Meeting Rooms (12 persons)	2
Small Meeting Rooms (8 persons)	2
Small Offices	12
Open Plan Workspaces	64
Open Booths (4 persons)	8
Phone Pods	6
Large Café Bar	1
Tea Room	1





STOP

TRADE VEHICLES  
STOP HERE  
Please advise the  
customer at Savannah Way  
upon arrival  
waiting outside







Savannah  
Way





# location

2 Savannah Way is situated on Leeds Valley Park ideally located adjacent to Junction 7 of the M621 and Junction 44 of the M1 Motorway. Leeds City Centre is just 4 miles away providing occupiers with fantastic accessibility and connections.



## ROAD

0.7 MILES  
DRIVE TO  
J44 M1

MANCHESTER  
49 miles

NOTTINGHAM  
69 miles

LIVERPOOL  
75 miles

BIRMINGHAM  
111 miles

LONDON  
192 miles

GLASGOW  
221 miles



## RAIL

5 MILES DRIVE TO  
LEEDS STATION

MANCHESTER  
49 minutes

SHEFFIELD  
1 hour 5 minutes

NEWCASTLE  
1 hour 21 minutes

LIVERPOOL  
1 hour 25 minutes

LONDON KINGS CROSS  
2 hours 11 minutes

BIRMINGHAM  
2 hours 12 minutes

EDINBURGH  
3 hours



BUS STOP 3 MINUTES WALK AWAY.  
24 MINUTES BUS JOURNEY INTO LEEDS.





Savannah  
Way



## Further Information ↘

### Terms

The accommodation is available either as a whole, floor by floor or a part floor basis. Further information is available on request.

### Energy Performance Certificate

The premises have been assessed to have an EPC Rating of B.

### VAT

The premises are elected for VAT.

### Viewings

Strictly by appointment with the joint letting agents.

**CBRE**

ALEX HAILEY

[Alex.Hailey@cbre.com](mailto:Alex.Hailey@cbre.com)

CLAIR MCGOWAN

[Clair.McGowan@cbre.com](mailto:Clair.McGowan@cbre.com)

**Knight  
Frank**

ELIZABETH RIDLER

[Elizabeth.Ridler@knightfrank.com](mailto:Elizabeth.Ridler@knightfrank.com)

VICTORIA HARRIS

[Victoria.Harris@knightfrank.com](mailto:Victoria.Harris@knightfrank.com)

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013. CBRE and Knight Frank on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by CBRE and Knight Frank has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is March 2023.

Designed and produced by Anderson Advertising and Property Marketing Limited. T. 0113 274 3698