

# LEEDS

## VALLEY PARK

TO LET

### NEW INDUSTRIAL AND LOGISTICS WAREHOUSE



**UNIT 5**

**60,950 SQ FT (5,662 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 5

↑ LEEDS CITY CENTRE

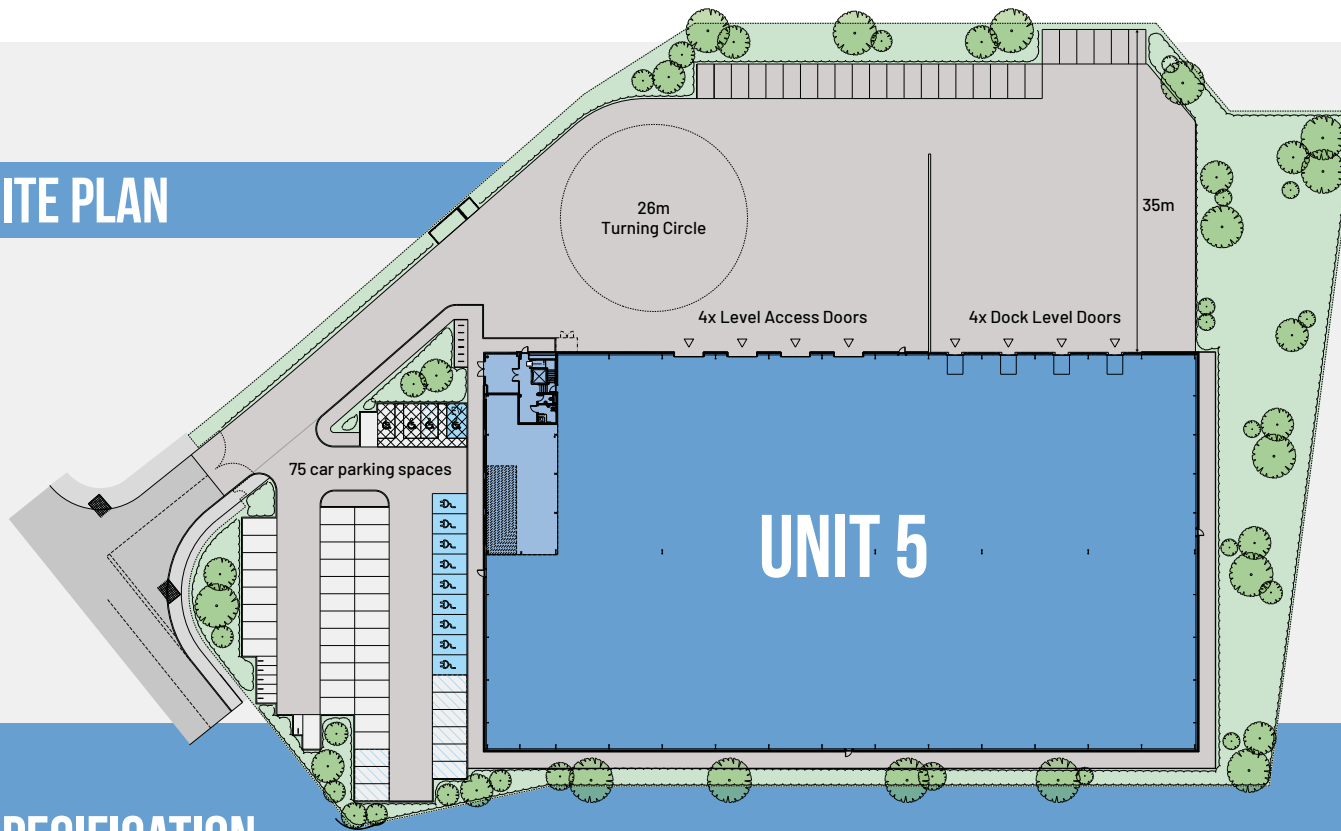
M621

(A1(M) ↗

M1



## SITE PLAN



## ACCOMMODATION

<b>Warehouse</b>	57,358 Sq Ft
<b>First Floor Office</b>	3,601 Sq Ft
<b>TOTAL</b>	<b>60,950 Sq Ft</b>

## SPECIFICATION



Haunch height of 12m



4x level access and 4x dock level doors



Secure private service yard



370 kVA power supply



High quality first floor offices\*



Floor loading 50kN



35m yard depth



75 car parking spaces (incl 4 disabled spaces)



9 EV charging spaces



EPC Rating A-25 BREEAM Very Good



\*with ability for expansion to 2nd floor

# LEEDS VALLEY PARK

## WEBSITE

[www.leeds-valleypark.co.uk](http://www.leeds-valleypark.co.uk)



## PLANNING

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

## VAT

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

## SERVICE CHARGE

There will be a service 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:

**Mike Baugh**  
0785 284 994  
mike.baugh@cbre.com

**Danielle Raunjak**  
07714 145 984  
danielle.raunjak@cbre.com

**Rob Oliver**  
07769 643 325  
rob.oliver@avisonyoung.com

**Jake Pygall**  
07795 237 286  
jake.pygall@avisonyoung.com

**Hazel Cooper**  
07811 234 627  
hazelcooper@cartertowler.co.uk

**Josh Holmes**  
07984 444 972  
joshholmes@cartertowler.co.uk

Development by

**Caddick**Developments.

In partnership with



**CBRE**  
+44 (0)113 394 8800  
[www.cbre.co.uk](http://www.cbre.co.uk)

**AVISON  
YOUNG**  
0113 292 5500

**CARTER  
TOWLER**  
0113 245 1447  
[www.cartertowler.co.uk](http://www.cartertowler.co.uk)

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