



LEEDS

VALLEY PARK

TO LET

NEW INDUSTRIAL AND LOGISTICS WAREHOUSE

UNIT 3

43,836 SQ FT (4,072.5 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 3

↑ LEEDS CITY CENTRE

M621

M1

(A1(M))

SPECIFICATION



Haunch height of 10m



4x level access and 3x dock level doors



Secure private service yard



267 kVA power supply



High quality first floor offices



Floor loading 50kN



40m yard depth



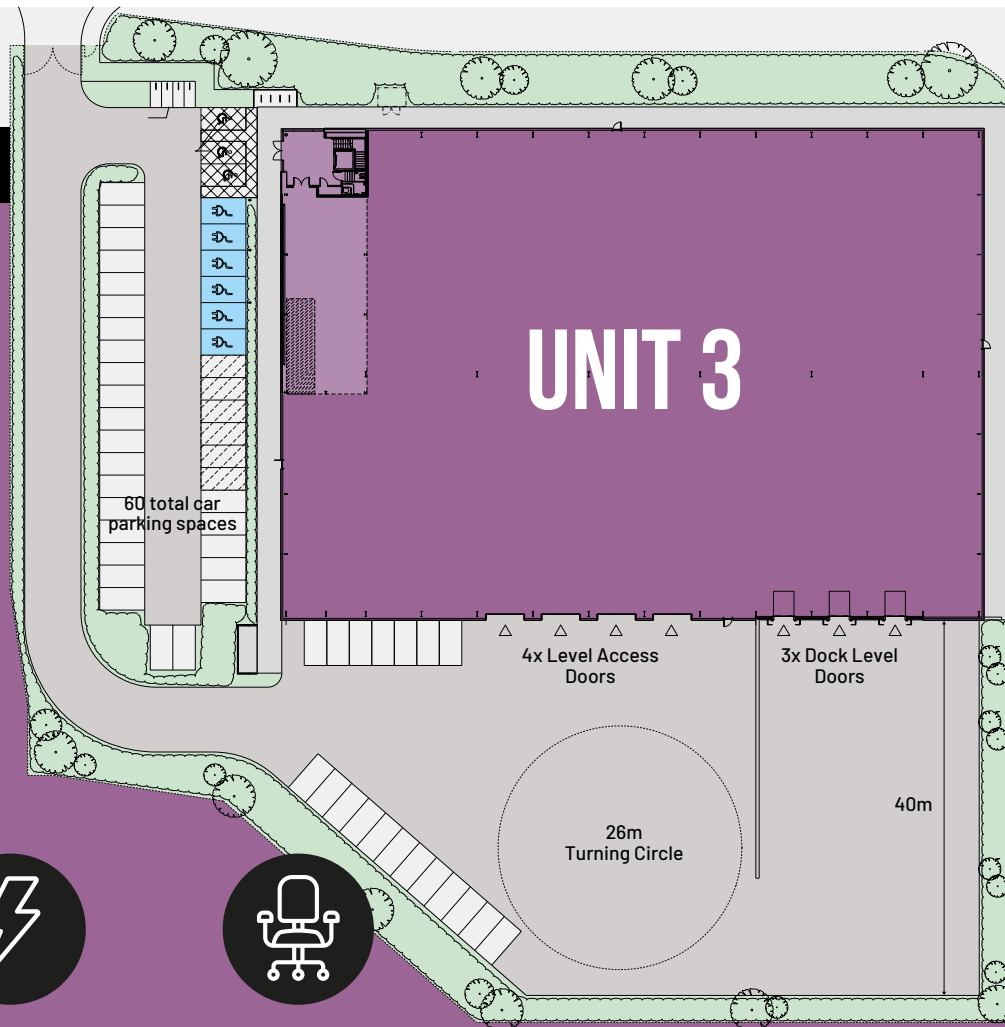
60 car parking spaces (incl 3 disabled spaces)



6 EV charging spaces



EPC Rating A-25 BREEAM Very Good



ACCOMMODATION

Warehouse	40,653 Sq Ft
First Floor Office	3,220 Sq Ft
TOTAL	43,836 Sq Ft





LEEDS VALLEY PARK

WEBSITE
www.leeds-valleypark.co.uk

SAT NAV: LS10 1AB

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:

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