

LEEDS VALLEY PARK

TO LET

NEW INDUSTRIAL AND LOGISTICS WAREHOUSE



UNIT 5

60,949 SQ FT (5,662 SQ M)

LEEDS VALLEY PARK, STOURTON, LEEDS, LS10 1AB

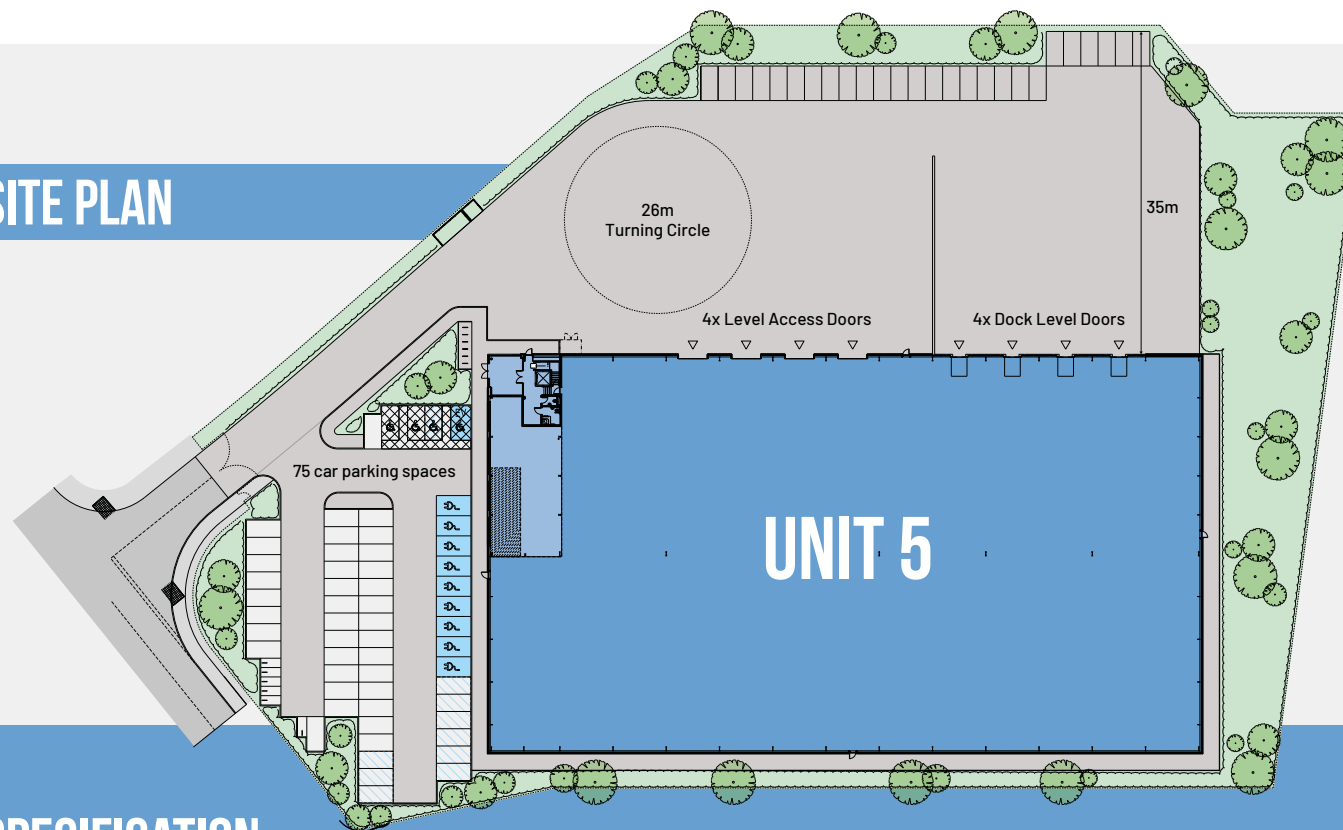
OVERVIEW

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.

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SITE PLAN



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ACCOMMODATION

Warehouse	57,348 Sq Ft
First Floor Office	3,601 Sq Ft
TOTAL	60,949 Sq Ft

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

RATEABLE VALUE

£437,500

WEBSITE

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.co.uk

Danielle Raunjak
07714 145 984
danielle.raunjak@cbre.co.uk

Rob Oliver
07769 643 325
rob.oliver@avisonyoung.co.uk

Jake Pygall
07795 237 286
jake.pygall@avisonyoung.co.uk

Max Vause
07718 110 258
maxvause@cartertowler.co.uk

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

Development by

CaddickDevelopments.

In partnership with



CBRE

+44 (0)113 394 8800
www.cbre.co.uk

AVISON YOUNG

0113 292 5500

CARTER TOWLER

0113 245 1447
www.cartertowler.co.uk

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