

**SITE AREA -
APPROX 3 ACRES
AVAILABLE IN WHOLE
OR PART**

- SUITABLE FOR A VARIETY OF ROADSIDE USES (SUBJECT TO NECESSARY PLANNING APPROVAL)
- FREEHOLD/LEASEHOLD DESIGN & BUILD OPPORTUNITIES

LEEDS VALLEY PARK. EAST

J43/44 M1



A project by
CaddickDevelopments. | caddickdevelopments.co.uk



**LS10 1AB
SAVANNAH WAY/A639**

LEEDS VALLEY PARK. EAST

J43/44 M1

LVP is an established office development and is home to Arla Foods, Debenhams Contact Centre, Royal Mail and Lowell Financial.

Six new warehouse buildings (Use Class E(g)(i), B2 and B8) comprising c. 27,800 sqm are under construction on the western part of LVP. Stourton Park & Ride ("P&R") opened to the public in September 2021. The commercial and industrial area of Stourton is located to the north and provides a limited offer of supporting convenience retail. The residential area of Rothwell is located to the south, beyond the M1.

The site forms a development plot in the eastern part of LVP. It has been levelled in anticipation of development, with some formal tree planting to the southern and eastern boundaries.



LEEDSVALLEYPARKEAST.CO.UK

A project by

CaddickDevelopments. | caddickdevelopments.co.uk



LS10 1AB

SAVANNAH WAY/A639

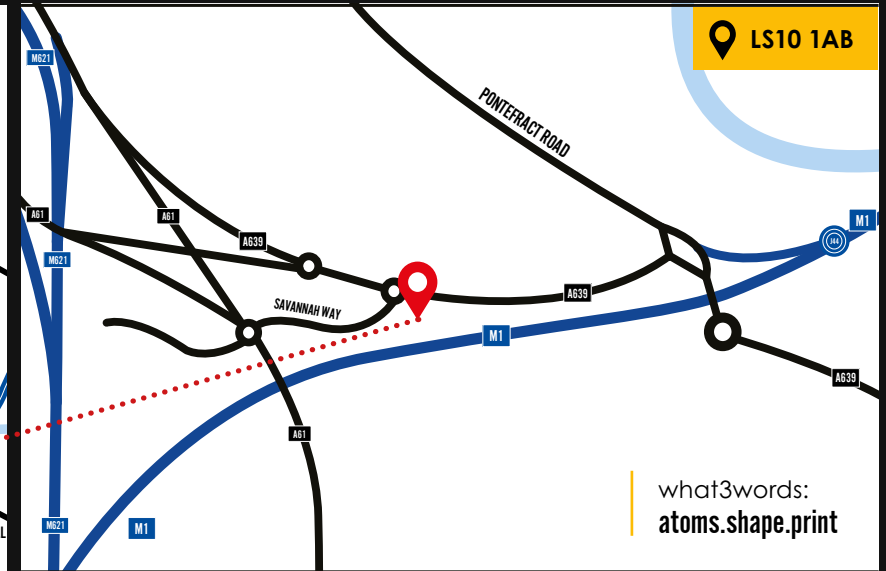
LEEDS VALLEY PARK. EAST

J43/44 M1

TRAFFIC FLOWS

A639 (West)	14,500
A639 (East)	18,700
Savannah Way	5,202

*Based on 2018 annual average daily traffic figures.



what3words:
atoms.shape.print

The site is bound by the A639 and Savannah Way to the north and M1 to the south. Junction 44 of the M1 is located just 700m away and provides connections to the M62 and A1 (M). The Stourton Interchange is located approximately 1km to the north and provides connection to the M621. The site is therefore well located in relation to the transport network and clearly visible.

ALL ENQUIRIES

By appointment only with the sole agents.

LEEDSVALLEYPARKEAST.CO.UK

Nick Ferris
+44 (0) 7970 850 037
nick@barkerproudlove.co.uk



MISREPRESENTATION ACT: BarkerProudLove for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) 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; c) no person in the employment of BarkerProudLove has any authority to make any representation or warranty whatsoever in relation to this property. **APRIL 2023.**

A project by **CaddickDevelopments.** | caddickdevelopments.co.uk