



# TOTAL PARK

PONTEFRACT LANE, LEEDS

SAT NAV: LS9 ONP

**A NEW DEVELOPMENT OF 6 INDUSTRIAL/  
WAREHOUSE UNITS**

**9,206 – 58,933 sq ft**  
(855 – 5,475 sq m)

**AVAILABLE Q4 2020**

## DESCRIPTION

Total Park, extending to some 16 acres, will offer a series of new industrial/warehouse units benefiting excellent access to both Leeds City Centre (2 miles) and to Junction 45 of the M1 motorway (1 mile).

The units will be of steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roofs, designed to meet the modern occupiers' requirements.

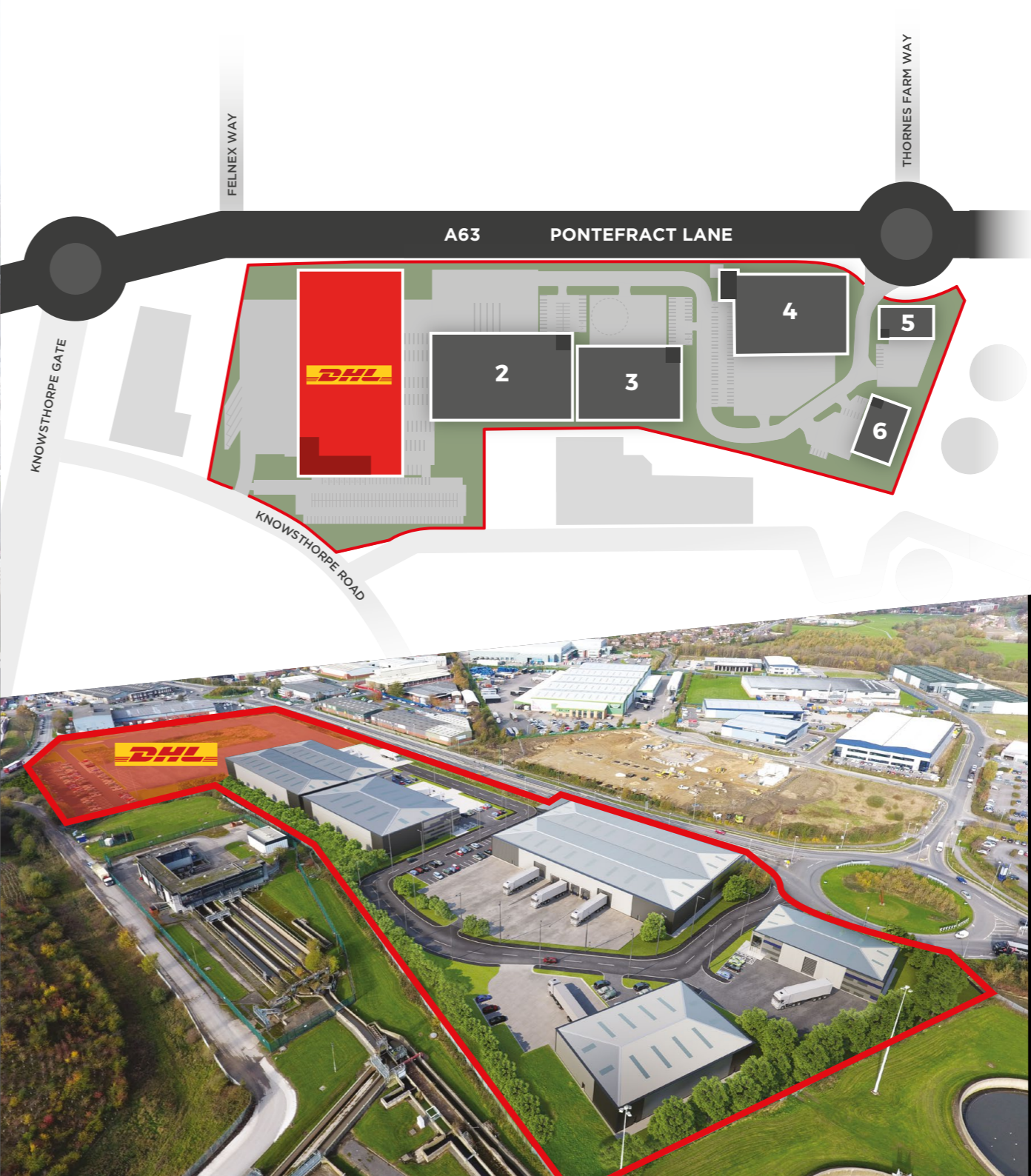


- Secure yards
- Eaves Heights from 7 - 12 metres
- Floor loading 35 - 50 Kn/m
- 480m frontage to Pontefract Lane
- 5 - 10% office content
- 24/7 B1, B2 & B8 uses
- 3 Phase electricity
- Broadband/fibre optic connectivity

LEEDS CITY CENTRE

A63 PONTEFRACT LANE

J45 M1 ✓



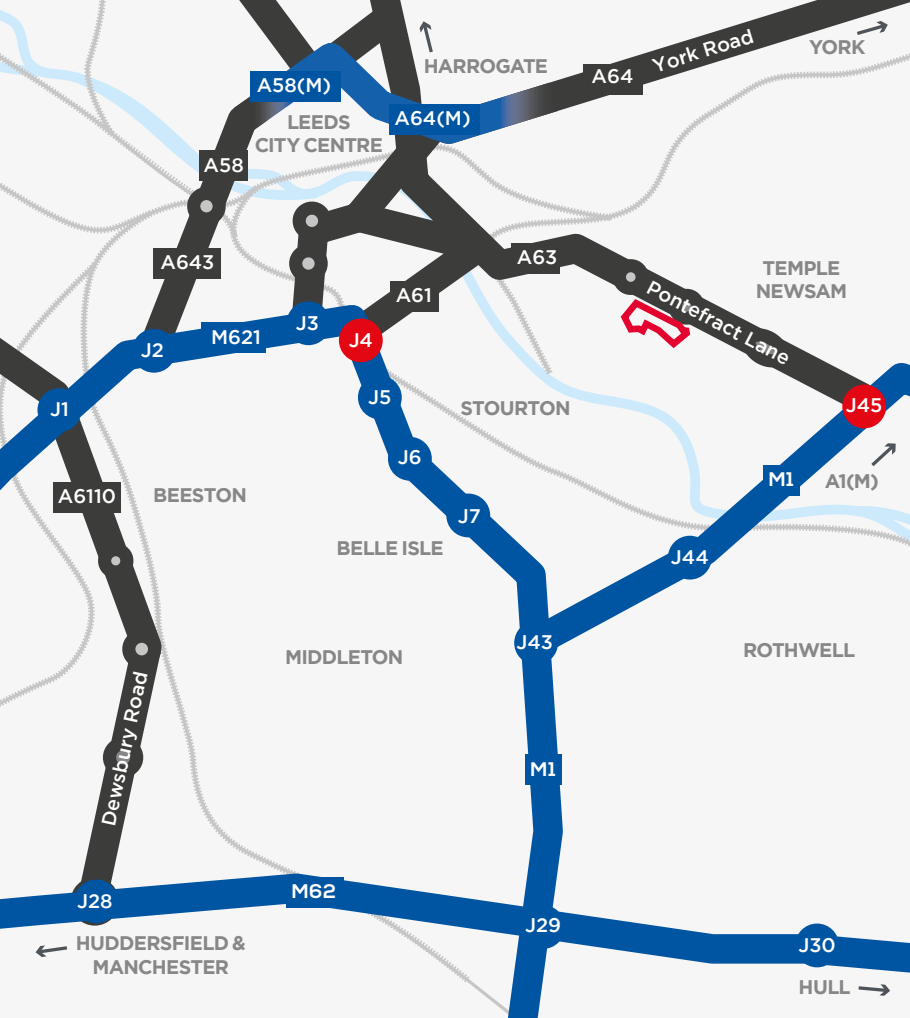
Accommodation	sq ft	sq m
Unit 1		Let to DHL
Unit 2	58,933	5,475
Unit 3	35,838	3,329
Unit 4	43,565	4,047
Unit 5	9,206	855
Unit 6	10,898	1,012
<b>Total</b>	<b>158,440</b>	<b>14,718</b>

## SERVICES

All mains services will be available for connection to each unit including, 3 phase electricity, gas, mains water and foul drainage. An EPC Certificate will be provided on completion of each unit.

## TERMS

The units will be offered to let by way of new FRI leases for a term of years to be agreed. Rental on application.



## LOCATION

The site is located to the east of Leeds City Centre and is situated in a prominent position fronting Pontefract Lane (A63) within the highly popular Aire Valley.

Following completion of the East Leeds Link Road, Pontefract Lane benefits from excellent motorway links with direct access to J45 of the M1 motorway to the east (1 mile) and access into Leeds City Centre within 5 minutes' drive to the west (2 miles).

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