



TO LET / FOR SALE



Total Park Leeds, Sandreas Way, Junction 46 M1, Leeds, LS15 8ST

New Build Warehouses from 20,450 to 87,737 sq ft | 10m Eaves | 1.5 Miles from M1 J46

Tenure	To Let / For Sale
Available Size	20,450 to 87,737 sq ft / 1,899.87 to 8,151.03 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

- New Build Scheme Coming Up Soon
- Up to 4 MVA Potential
- EV Charging
- 2-3 Level Access Doors per Unit
- 10m Eaves
- Self Contained Yards

Description

Total Park Leeds offers an opportunity to secure high-quality, new-build industrial and warehouse accommodation in an established commercial location in East Leeds.

Situated on a prominent 4.92-acre site, the proposed development comprises three self-contained warehouse units totalling 87,737 sq ft, available individually or in combination.

Designed to accommodate a range of industrial, manufacturing, storage and distribution occupiers, the units will benefit from 10m eaves heights, dedicated loading facilities, office accommodation and self-contained yards.

Location

The development is strategically positioned just 1.5 miles from Junction 46 of the M1, providing excellent connectivity to Leeds, the wider Yorkshire region and the national motorway network.

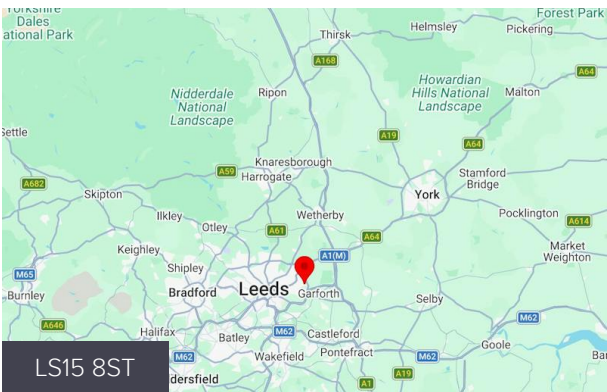
Total Park is situated on Sandeas Way in the established Manston/Cross Gates industrial area of East Leeds.

The development benefits from excellent access to Junction 46 of the M1 via Manston Lane and the A6120 Leeds Outer Ring Road. Leeds City Centre is approximately 6.2 miles away, with the A1(M) accessible within 4.6 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 1	20,450	1,899.87	Available
Unit - Unit 2	32,049	2,977.45	Available
Unit - Unit 3	35,238	3,273.72	Available
Total	87,737	8,151.04	



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TOTAL PARK LEEDS

PRIME 4.92 ACRE
URBAN LOGISTICS
DEVELOPMENT SITE

SANDLEAS WAY
LEEDS - LS15 8ST
JUNCTION 46 M1





TOTAL PARK LEEDS

HIGHLIGHTS



Suitable for Owner Occupiers and Developers. Prominent urban **4.92 acre cleared development site** located in the Manston/Cross Gates area, a key commercial and industrial hub in East Leeds



Application pending (due June 2026) for **3 self contained units for B2 and B8 consent with E(g)(i) office space**



Self contained units with three separate access points on to Sandreas Way in **close proximity to Junction 46 of the M1**



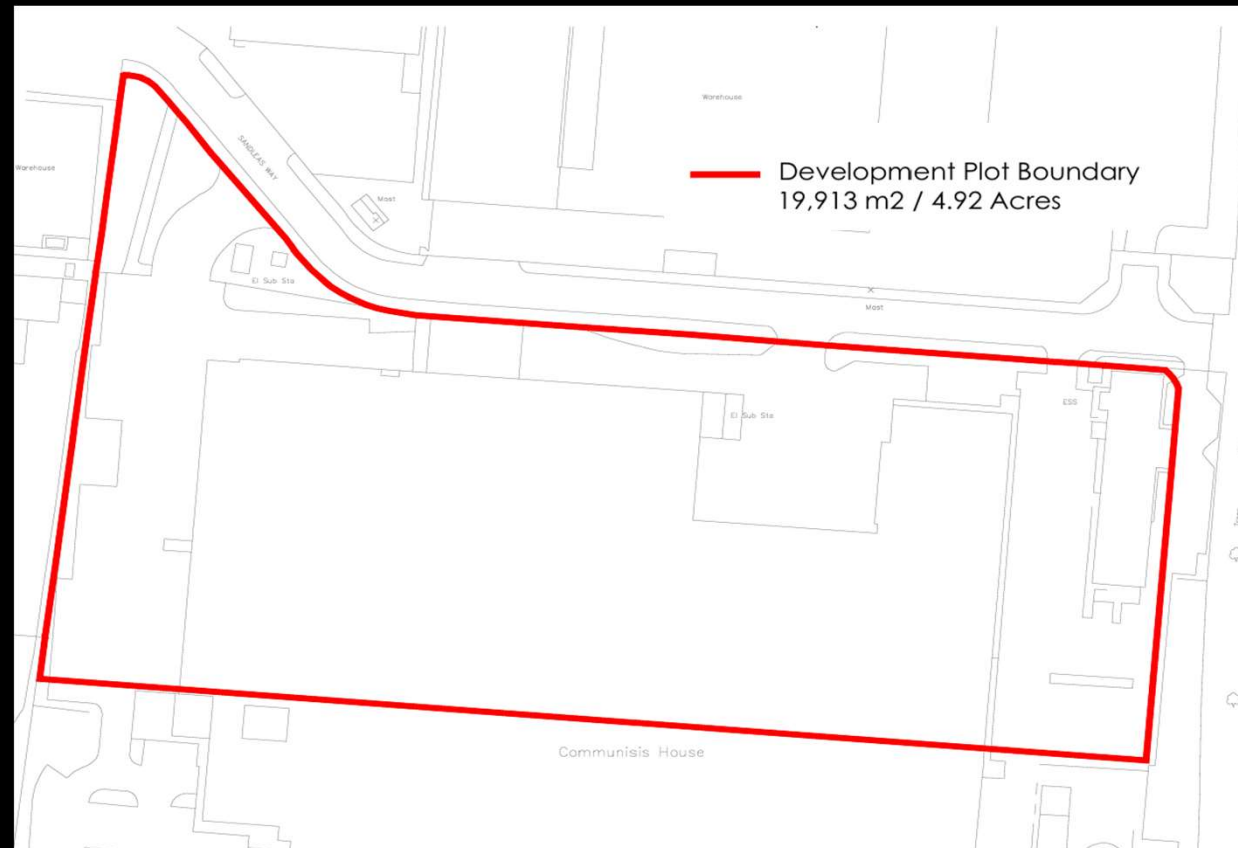
Planning Application 25/04481/FU for a proposed scheme of 87,737 sq ft due June 2026



Up to 4 MVA power supply. 1 MVA with scope for additional power by separate request

SANDLEAS WAY
LEEDS - LS15 8ST
JUNCTION 46 M1

SITE PLAN

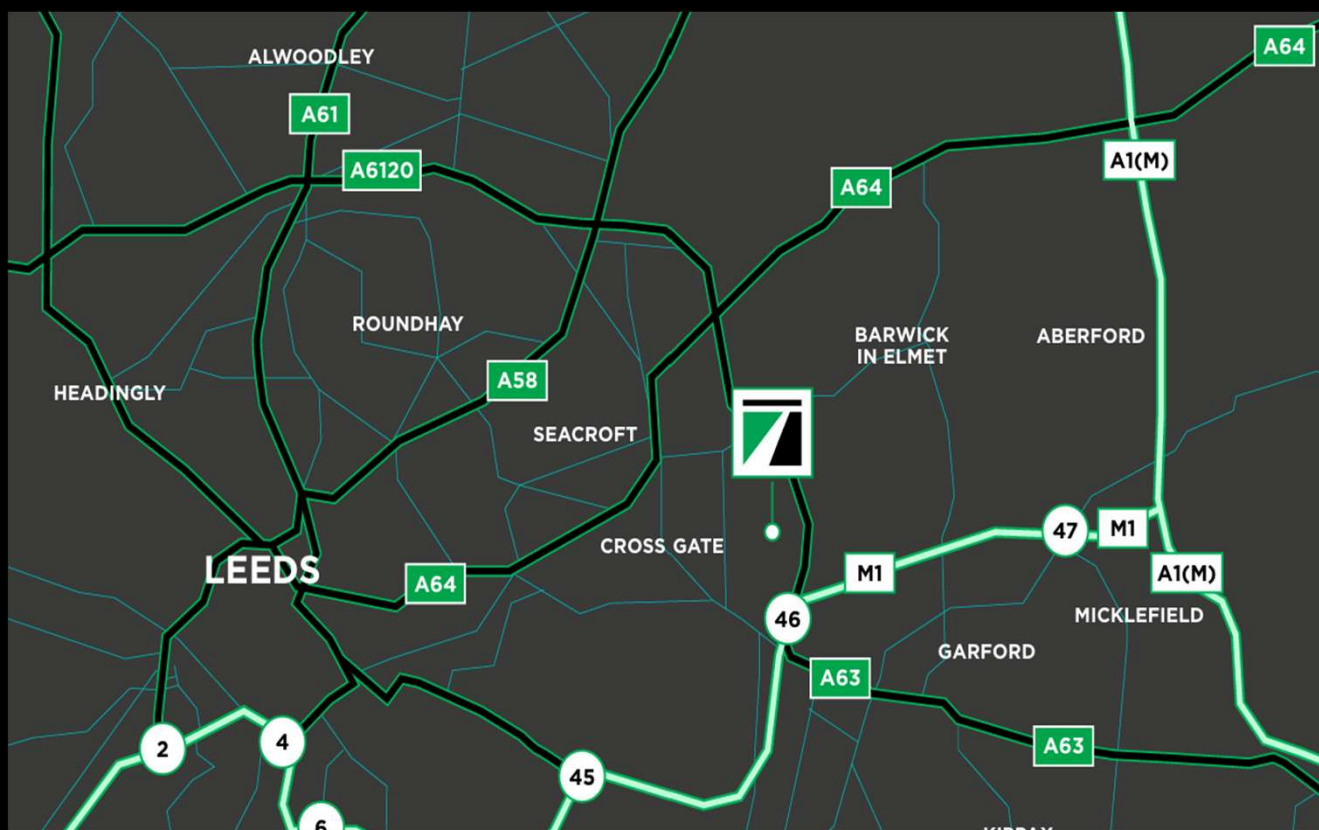




TOTAL PARK LEEDS

LOCATION

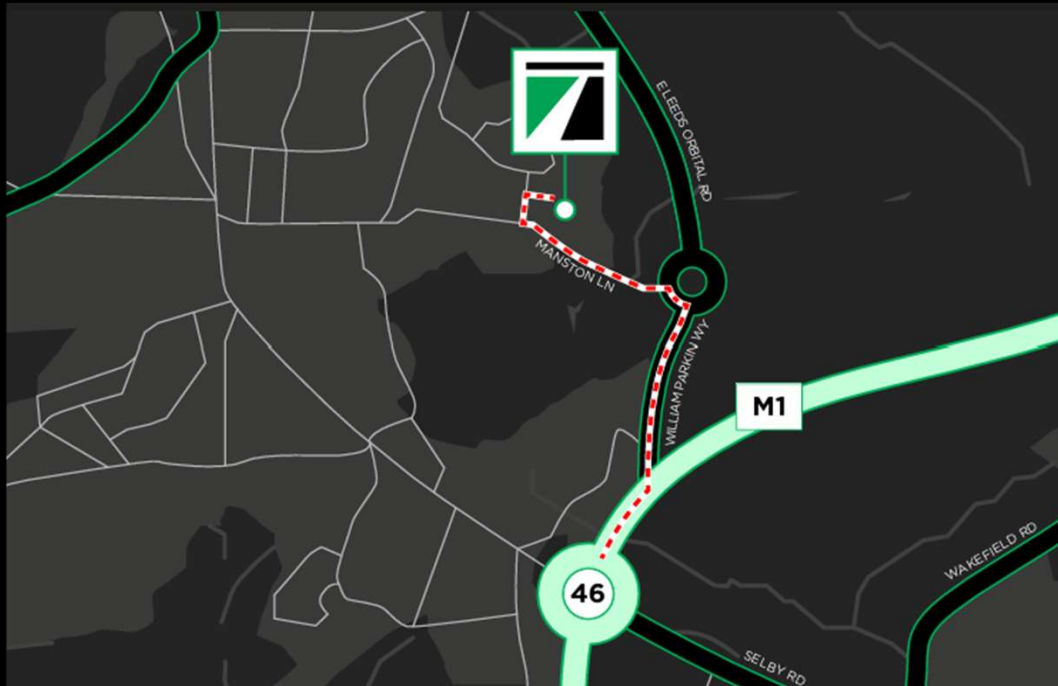
Destination	Distance	Time
J46, M1	1.5 miles	4 mins
A1[M]	4.6 miles	8 mins
J29, M62	8.5 miles	6 mins
Leeds	6.2 miles	17 mins
Wakefield	12.8 miles	23 mins
York	23.5 miles	31 mins
Bradford	23.7 miles	38 mins





TOTAL PARK LEEDS

ACCESSIBILITY



Total Park, Leeds is located in an established commercial area approximately 1.5 miles from Junction 46 of the M1, offering excellent regional and national connectivity. Leeds City Centre is just over 6.2 miles west, while Garforth and the A1(M) are around 4.6 miles east, supporting wider distribution access.



The site is accessed via Manston Lane, linking directly to Junction 46 of the M1 via William Parkin Way (A6120), with the A6120 Leeds Outer Ring Road providing convenient connections to north Leeds and key urban areas.





TOTAL PARK LEEDS

PROPOSED SCHEME CGI



PROPOSED SCHEME SPECIFICATION

UNIT 1

Area	SQ FT	SQ M
Warehouse	18,514	1,720
First Floor	1,936	180
Total	20,450	1,900



10m Eaves Height



2 Level Access Loading Doors



22 Parking Spaces



3 EV Charging Spaces

UNIT 2

Area	SQ FT	SQ M
Warehouse	29,063	2,700
First Floor	2,986	277
Total	32,049	2,977



10m Eaves Height



3 Level Access Loading Doors



22 Parking Spaces



5 EV Charging Spaces

UNIT 3

Area	SQ FT	SQ M
Warehouse	32,033	2,976
First Floor	3,205	298
Total	35,238	3,274



10m Eaves Height



2 Level Access Loading Doors



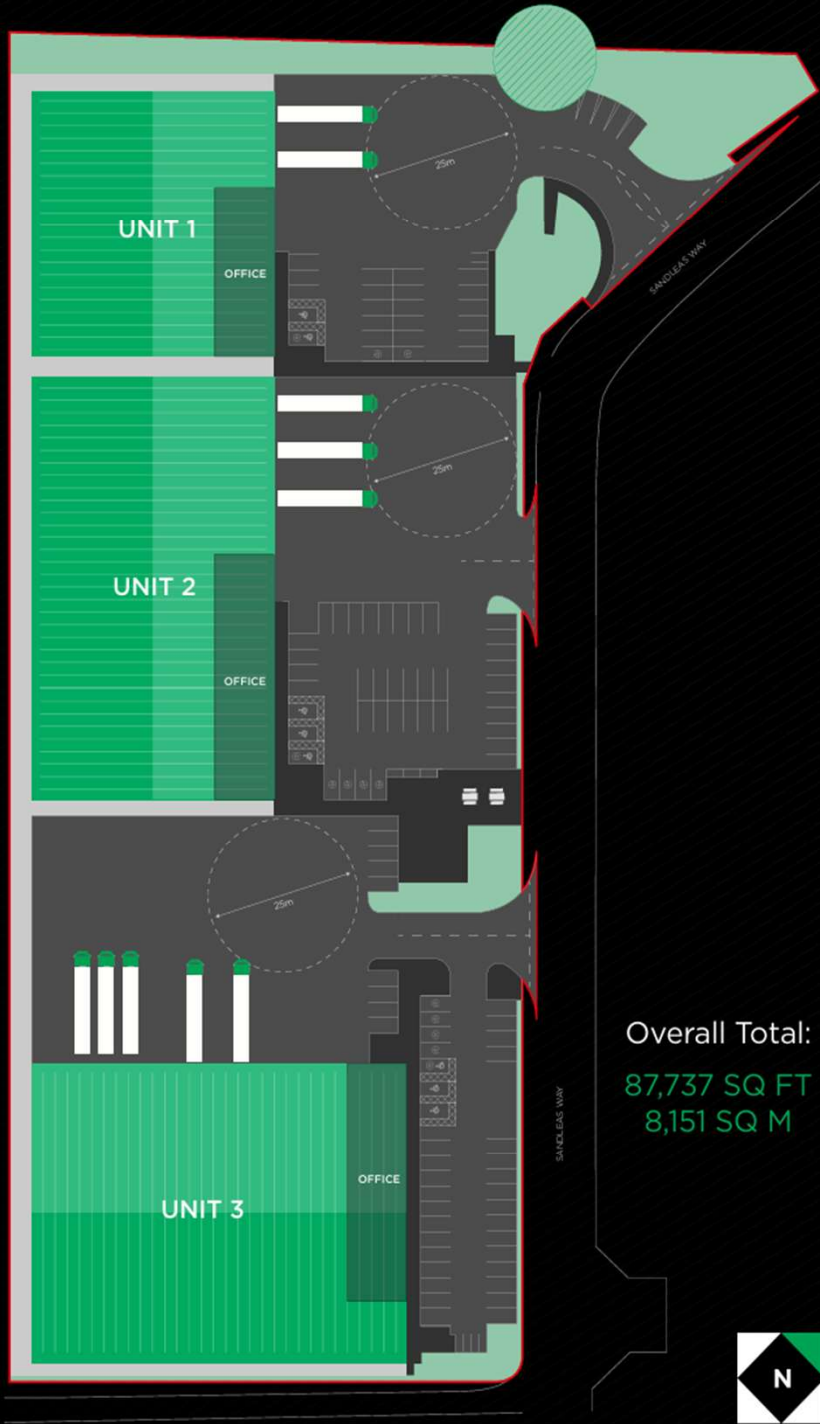
33 Parking Spaces



5 EV Charging Spaces



PROPOSED SCHEME PLAN





TOTAL PARK LEEDS

PROPOSAL

- Freehold 4.92 acre site accessed from Sandeas Way, linking directly to Junction 46 of the M1 via Manston Lane
- The proposed development will obtain a minimum BREEAM Very Good ESG Rating
- Data site access on request
- Would suit Owner Occupier or Developer
- VAT payable at the prevailing rate

PLANNING

- Application pending (due June 2026) for 3 self contained units for B2 and B8 consent with E(g)(i) office space
- 25/04481/FU for a proposed scheme of 87,737 sq ft across 3 units
- Leeds City Council

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

May 2026

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