///POPS.TRIAL.DREW

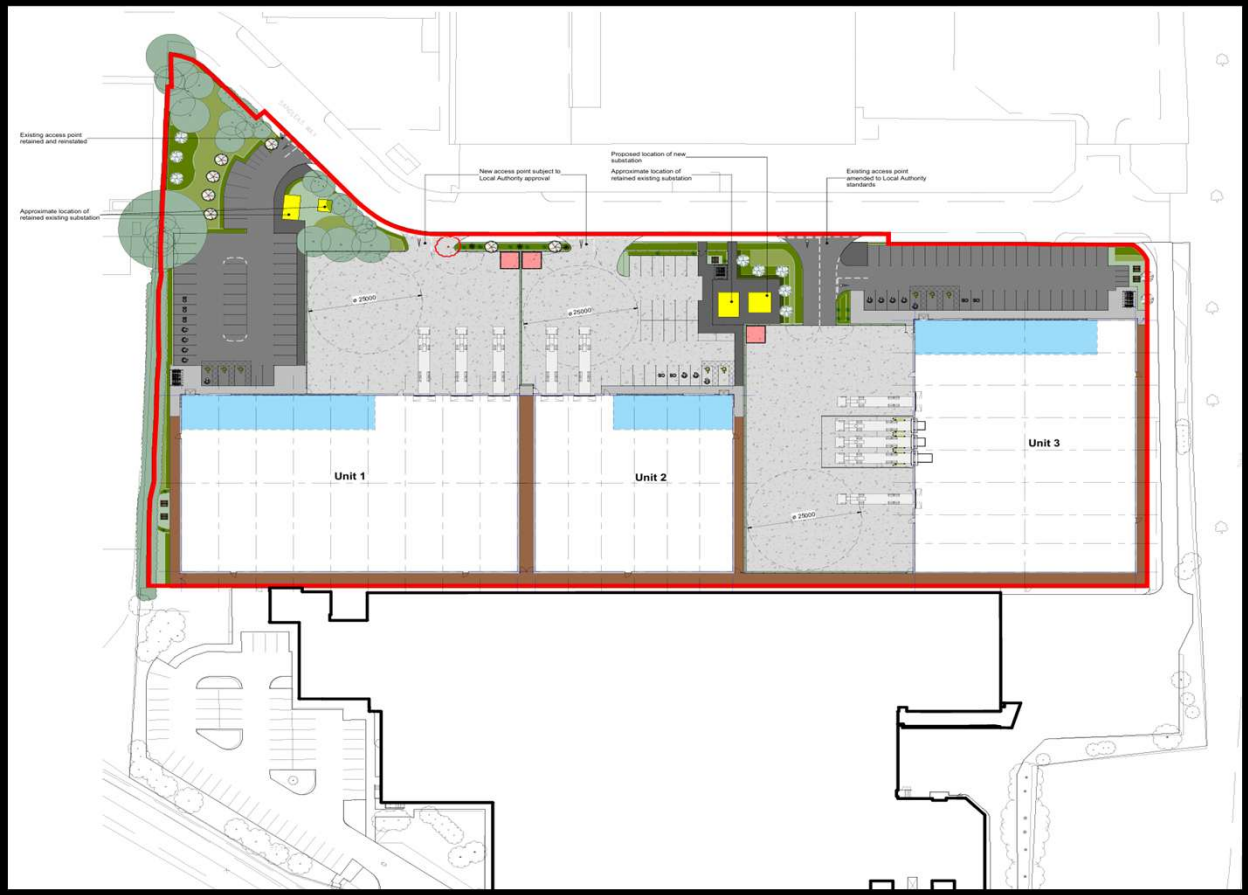
SANDLEAS WAY

LEEDS - LS15 8ST

JUNCTION 46 M1

TOTAL PARK LEEDS

PRIME 4.92 ACRE URBAN LOGISTICS DEVELOPMENT SITE



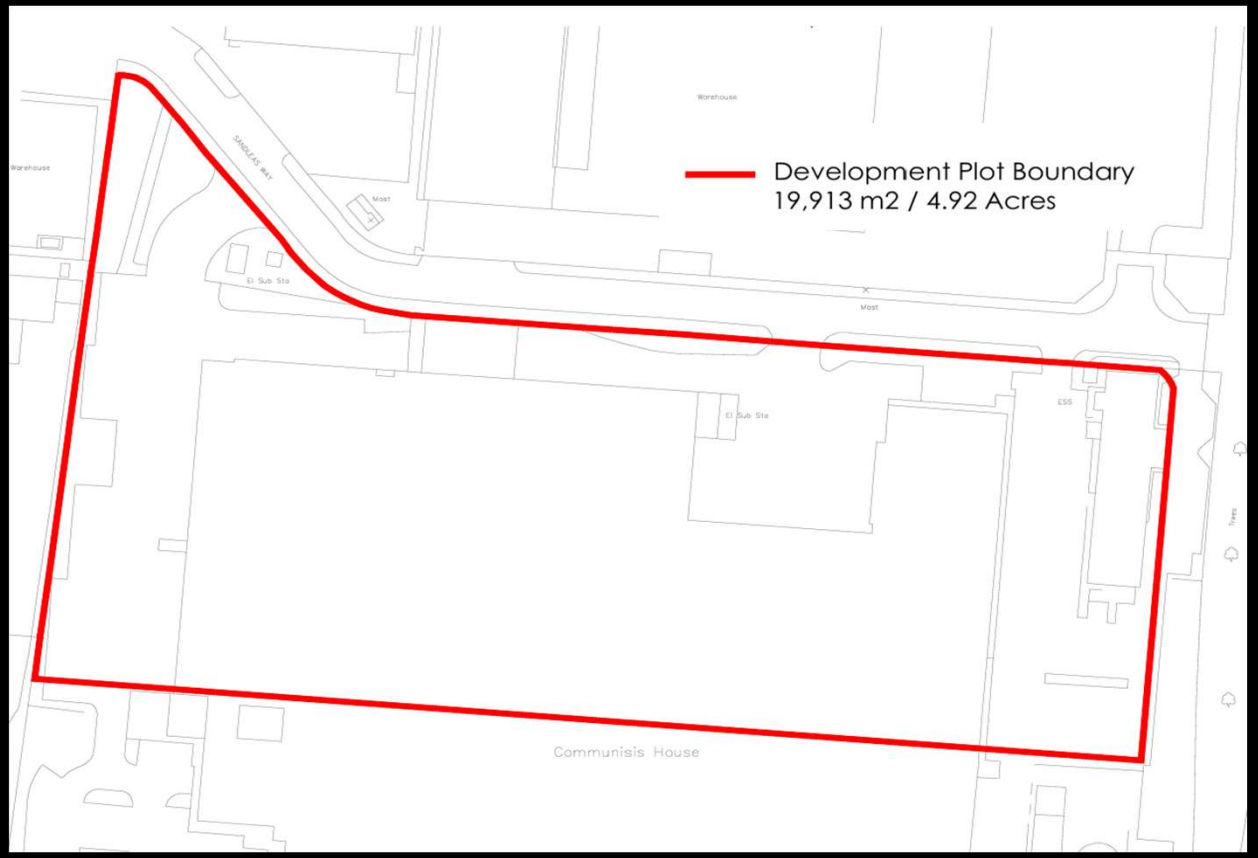
TOTAL PARK
LEEDS

SANDLEAS WAY
LEEDS - LS15 8ST
JUNCTION 46 M1

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 Sandleas 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

SITE PLAN



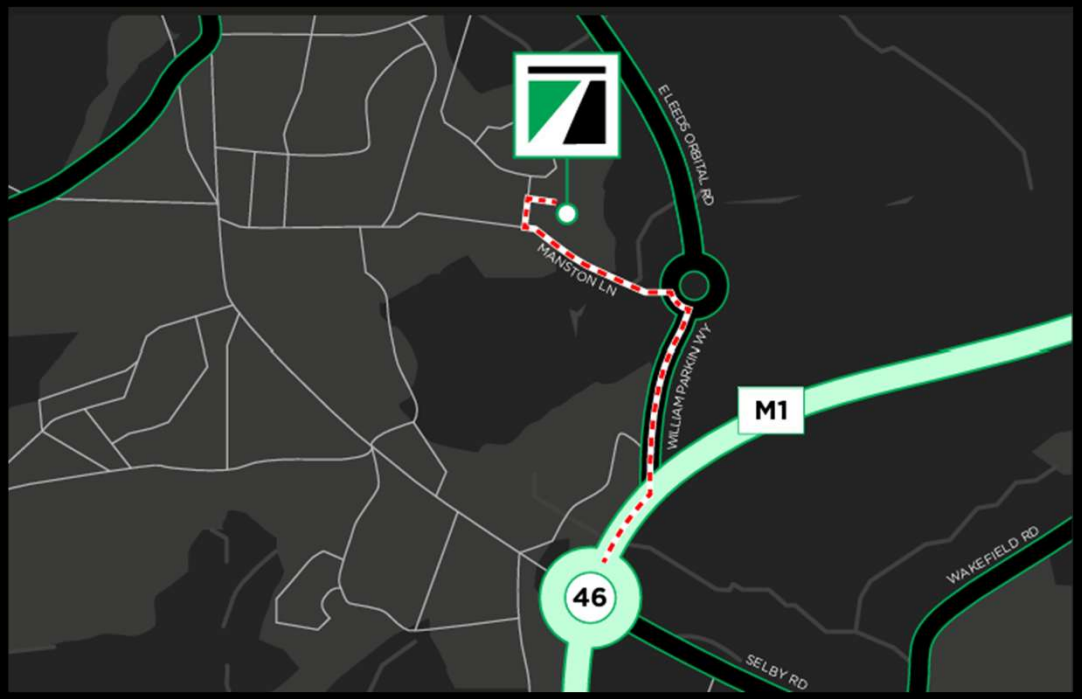
TOTAL PARK
LEEDS

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**

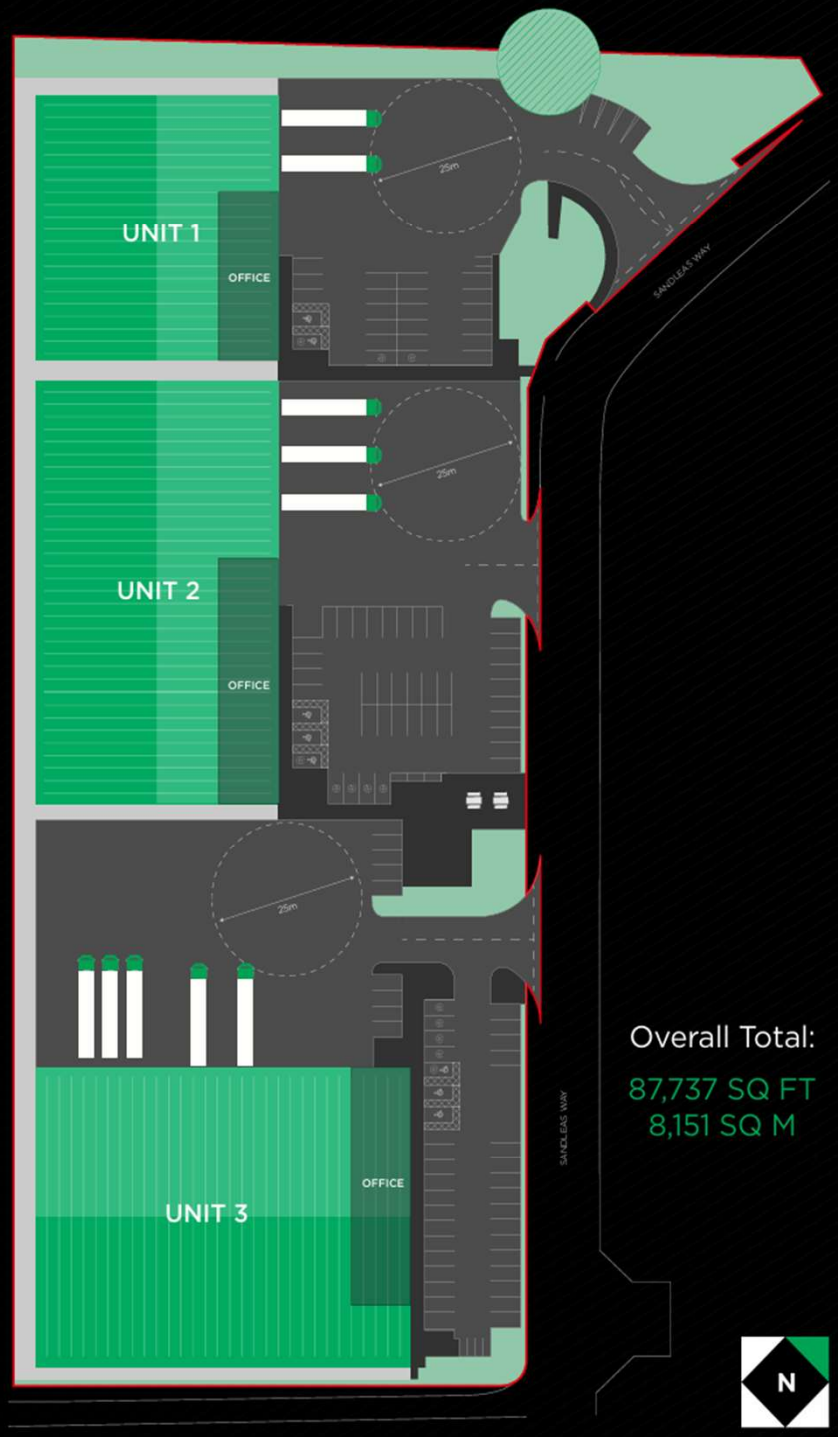
10m Eaves Height | 3 Level Access Loading Doors | 22 Parking Spaces | 5 EV Charging Spaces

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



Overall Total:

87,737 SQ FT

8,151 SQ M

N

TOTAL PARK
LEEDS

PROPOSAL

- Freehold 4.92 acre site accessed from Sandleas 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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