

2 Savannah Way

TO LET

Bespoke, Stylish
Grade A Offices in a
Landscaped Setting
5,000 – 41,503 sq ft

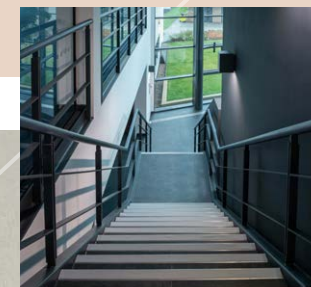
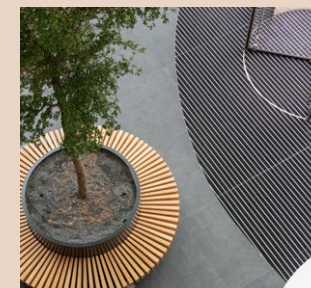


created to evolve with you

overview ↘

Located on the established and award winning Leeds Valley Park, out of town office premises, 2 Savannah Way is unrivalled in its offer.

A recent comprehensive refurbishment programme has seen the building stripped back to provide the latest state of the art Grade A offices, finished to a bespoke specification, providing you with everything you need now and for years to come.







Rothwell

Junction 42 M62

Middleton
Leisure Centre

South Leeds
Stadium

Junction 45 M1

M1

Arla Foods
Head Office

Williams Lea

Lowell Financial

SAVANNAH WAY

A639

Arla Foods
Distribution

SAVANNAH WAY

AMENITY
BLOCK

BAE Systems

A639

2
Savannah
Way

A61

M621

LEODIS WAY



specification ↘

A refurbishment second to none, at the heart of which is sustainability and longevity, 2 Savannah Way benefits from:



Fully Refurbished Throughout



Double Height Feature Reception



New Lifts



New Raised Access Flooring



Shower and Locker Facilities



Cycle Storage



DDA Compliant



Booth Seating



220 Car Parking Spaces Ratio of 4 per 1,000 sq ft

ESG ↘

Environmental, Social and Governance.



Targeting BREEAM In-Use 'Very Good'



4 Electric Car Charging Points



LED Lighting



New VRF Air Conditioning



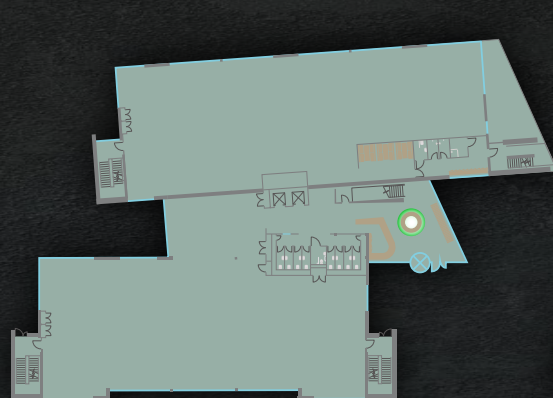
EPC Rating A (25)



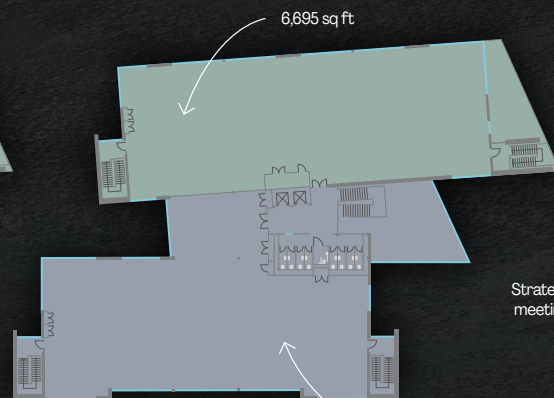


accommodation ↘

Ground Floor	13,833 sq ft / 1,285 sq m
First Floor	13,837 sq ft / 1,286 sq m
Second Floor	13,833 sq ft / 1,285 sq m
Total	41,503 sq ft / 3,856 sq m

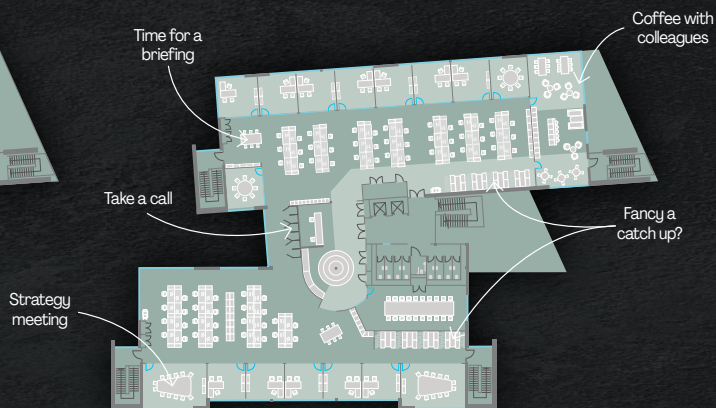


Ground Floor



Second Floor /
Indicative Split Plan

6,890 sq ft



Second Floor /
Indicative Space Plan

Boardroom (20 persons)	1
Large Meeting Rooms (12 persons)	2
Small Meeting Rooms (8 persons)	2
Small Offices	12
Open Plan Workspaces	64
Open Booths (4 persons)	8
Phone Pods	6
Large Café Bar	1
Tea Room	1





Savannah
Way



location

2 Savannah Way is situated on Leeds Valley Park ideally located adjacent to Junction 7 of the M621 and Junction 44 of the M1 Motorway. Leeds City Centre is just 4 miles away providing occupiers with fantastic accessibility and connections.



ROAD

0.7 MILES
DRIVE TO
J44 M1

MANCHESTER
49 miles

NOTTINGHAM
69 miles

LIVERPOOL
75 miles

BIRMINGHAM
111 miles

LONDON
192 miles

GLASGOW
221 miles



RAIL

5 MILES DRIVE TO
LEEDS STATION

MANCHESTER
49 minutes

SHEFFIELD
1 hour 5 minutes

NEWCASTLE
1 hour 21 minutes

LIVERPOOL
1 hour 25 minutes

LONDON KINGS CROSS
2 hours 11 minutes

BIRMINGHAM
2 hours 12 minutes

EDINBURGH
3 hours



BUS STOP 3 MINUTES WALK AWAY.
24 MINUTES BUS JOURNEY INTO LEEDS.



Further Information ↘

Terms

The accommodation is available either as a whole, floor by floor or a part floor basis. Further information is available on request.

Energy Performance Certificate

The premises have been assessed to have an EPC Rating of A (25).


VAT

The premises are elected for VAT.

Viewings

Strictly by appointment with the joint letting agents.

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