

FOR SALE.

PRIME DEVELOPMENT SITE (Subject To Planning)

J28 M62 - LEEDS

Capitol Park East, Sterling Way, Tingley, Leeds, WF3 1EL.

Approx. 5.357 acres (Gross Area) / 2.17ha.



[///fund.being.secure](https://fund.being.secure)



Boundaries are indicative and for identification purposes only

Description.

The site measures approximately 5.37 acres (2.17 ha) on a gross area basis..

Location.

The site is located in Tingley, Leeds within the established Capitol Park East Business Park development. The site is well situated and is directly accessed off Junction 28 of the M62 motorway via Topcliffe Lane.

The surrounding area provides a mix of industrial and logistics, offices, hotel and car supermarket. Notable occupiers include Big Motoring World, DHL Tradeteam, James Latham, Dupuy, Evri and The Village Hotel.



Boundaries are indicative and for identification purposes only

Tenure.

We are inviting offers for the freehold interest.

Planning.

Interested parties should make their own planning enquiries with Leeds City Council. There is a planning summary within the data room.

Service Charge.

Capitol Park East is a managed business park and as such, once the site is 'put into use', a service charge contribution will be payable. For further information, please contact the sole agent.

Data Room.

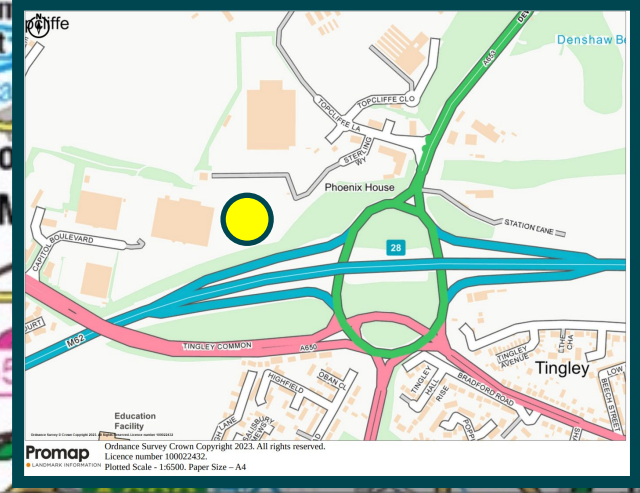
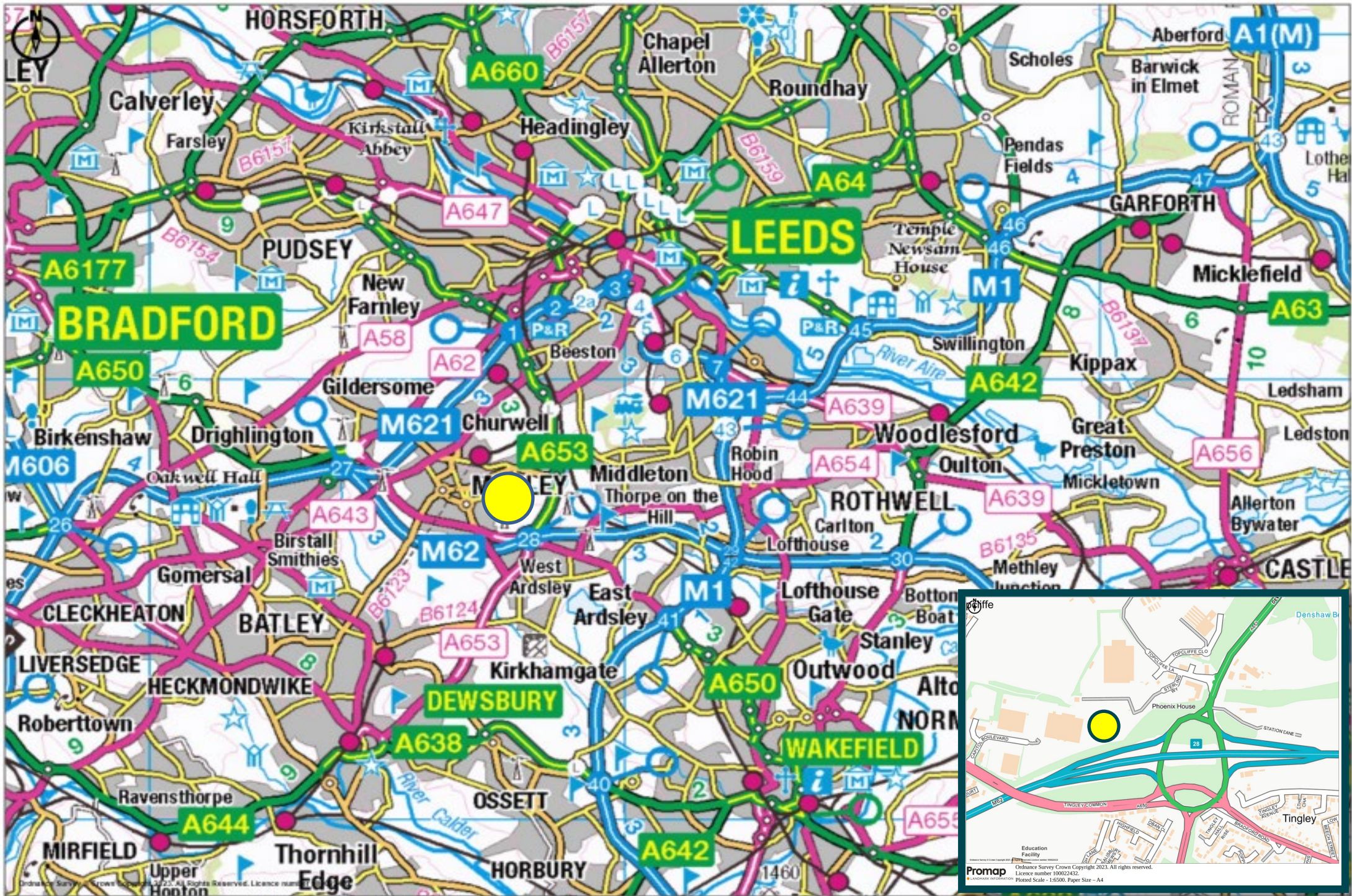
There is additional supporting information available within a dedicated data room. Please contact Knight Frank for access.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

CDD / AML.

Acceptance of any offer will be subject to a satisfactory Anti Money Laundering check and proof of funding.





Notes:
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 Do not scale from this drawing. Any discrepancies on site should be brought to the attention of KPP Architects Ltd.
 Work and materials must comply with the current building regulations and codes of practice and be read in conjunction with building specifications and other sub-contractors information. All materials are to be installed in strict accordance with the recommendations of the manufacturers.



| No | Description | By | Check | Date |
|----|-------------|----|-------|------|
| | | | | |

Project Title
**STERLING WAY
 TINGLEY**

Drawing title
PROPOSED SCHEME 1

KPP
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Indicative Masterplan.

Design, unit sizes and Boundaries are indicative and for identification purposes only

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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[Particulars dated [March 2023]. Photographs and videos dated Sept 2022 & June 2009]

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