



ARLA HOUSE

4 SAVANNAH WAY
LEEDS VALLEY PARK
LS10 1AB

OPPORTUNITY TO ACQUIRE A DETACHED MISSION CRITICAL HQ OFFICE BUILDING FULLY LET TO ARLA FOODS LIMITED



INVESTMENT SUMMARY

- Arla House totals 51,168 sq ft NIA, across ground and two upper floors, with 187 car parking spaces at a ratio of 1:274 sq ft.
- 100% let to Arla Foods Ltd (D&B rating of 5A2).
- Arla have been in the building for over 20 years and are wedded to the location as their UK Headquarters. Their National Distribution Centre, dairy facility and transport hub facilities are all located directly opposite.
- The tenant has further shown commitment to the building through their recent investment in a new digital studio along with c.£500k to provide a new catering kitchen and staff restaurant.

- The building is let by way of a reversionary lease, from 8th April 2025, expiring on 7th April 2033, producing an unexpired term of 7.5 years.
- Passing rent of £936,670 per annum reflecting £18.30 per sq ft, subject to an open market rent review on 8th April 2030.
- Freehold

We are instructed to seek offers in excess of **£8,780,000**, subject to contract and exclusive of VAT. A purchase at this level reflects an attractive net initial yield of **10%** and a low capital value of only **£172 per sq ft**, after allowing for usual purchaser's costs.

LOCATION

Leeds is the main commercial centre of West Yorkshire located approximately 40 miles east of Manchester, 196 miles north of London and 62 miles west of Hull.



Leeds benefits from excellent road connections into the city centre with several routes providing links with the A6120 Outer Ring Road to the west, north and east, and the M621 motorway providing the principal route to the south. In turn, this provides immediate access to the M1 south, the A1(M) north and the M62 motorway east and west.

Leeds benefits from the third busiest railway station in the UK outside of London, with over 31 million passengers passing through the station each year. Direct connections to Manchester, York and Sheffield are available within 60, 22 and 42 minutes respectively. Direct routes to London also run at least twice an hour and provide a typical journey time of just under two hours.



RAIL

Manchester Piccadilly	1 hr
Newcastle	1.5 hrs
London Kings Cross	2 hrs
Birmingham	2 hrs
Edinburgh	3.5 hrs



ROAD

M1	2 mins
M62	10 mins
Leeds Bradford Airport	20 mins
Manchester	1 hr
Newcastle	1 hr 45 mins
Birmingham	2 hrs
Edinburgh	4 hrs 15 mins



AIR

London Heathrow	45 mins
Glasgow	1 hr
Paris	1 hr 40 mins

Leeds Bradford International is located 7 miles north and has over 70 direct destinations in 30 countries across the globe

ECONOMY AND DEMOGRAPHICS



Economy expected to accelerate 8.2% in the next five years, making **Leeds one of the fastest growing cities**



Nine universities, the **highest number of universities outside London**, producing 38,900 graduates each year. 36% graduate retention rate, contributing to a skilled work force. **7 million people** also within a one hour drive time



Leeds is home to over **1,350 digital businesses**, with a turnover of **£1bn per annum**



Significant **Northern Powerhouse centre** for financial and legal services in the UK



Home to over **40 established financial service organisations** and Bank of England's new northern hub



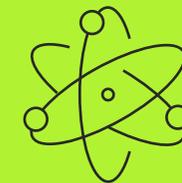
Leeds is home to 16% of the sector's high growth firms



Leading UK destination for investment across residential, commercial, retail and leisure with **£3.9bn worth of projects** completed over the last 10 years



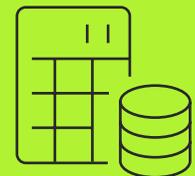
6,322 people are employed in Fintech related roles across the city region



Leeds hosts the annual Leeds Digital Festival, with **c.140,000 attendees** across its entire six-year run



Northshoring UK Infrastructure Bank selected Leeds for its Head Office whilst The Bank of England and Channel 4 have been notable relocations to the city supporting regional growth



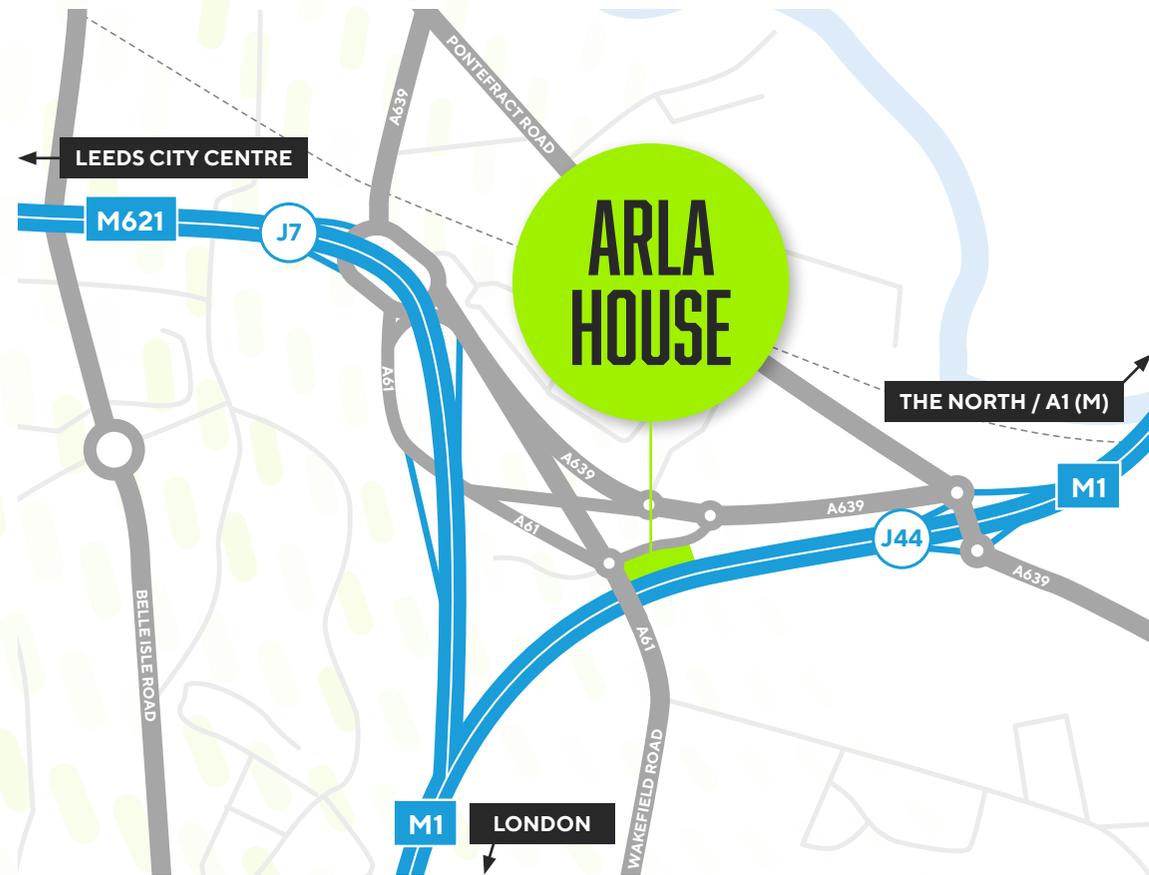
The Fintech sector generates **c.£353.5m GVA** across the LCR (equates to 5.4% of UK Fintech GVA)



Leeds city region is home to 70% of the top 20 healthtech firms

SITUATION

Leeds Valley Park is ideally located for excellent connections to Leeds and the wider area.



Not to scale - for indicative purposes only



Situated at the intersection of the M1 (Junction 44) and M621 (Junction 7) motorways and approximately 3 miles from the M62 motorway (Junction 29). Leeds City Centre is 3.5 miles to the north and can be reached in just 10 minutes drive time. The Park is served by several bus routes, which provide access to the city centre and the surrounding suburbs

Arla House (Caravelle) is located off Savannah Way to the south east of the park, immediately north of the M1.



LEEDS CITY CENTRE

LEEDS CITY COUNCIL
PARK & RIDE

M621

D&F STEELS

ASD METAL

LUCAS CREDIT SERVICES

WAYFAIR

DECCO

DIRICKX SYSTEMS

BCN GROUP LTD

ARLA
HOUSE

M1



DISTRIBUTION

ROYAL MAIL



DAIRY

Not to scale - for indicative purposes only

DESCRIPTION

Arla House, also known as Caravelle, comprises 51,168 sq ft (NIA) of office accommodation arranged over the ground floor and two upper levels.

The building features a prominent triple-height glass atrium, which enhances the façade and provides high levels of natural light throughout the interior.

The office layout is designed for flexibility, with two wings positioned around a central core. This configuration allows for efficient subdivision and supports a variety of occupational requirements. The property is set within a landscaped environment and benefits from extensive on-site car parking.

Located directly opposite Leeds Valley Park, Arla House is adjacent to Arla Foods' main Dairy and National Distribution Centre. The building has been fitted out by the tenant to a high corporate specification, which includes staff amenities such as a restaurant and gym.



SPECIFICATION

The tenant has invested heavily in the building including a new catering kitchen and staff restaurant, a digital studio and a gym studio. The office accommodation and WC's have also recently been refurbished.



CAR PARKING RATIO OF
1:274 SQ FT



AIR CONDITIONING



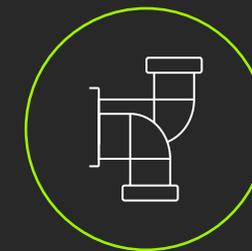
FULL HEIGHT GLAZED
FEATURE ATRIUM



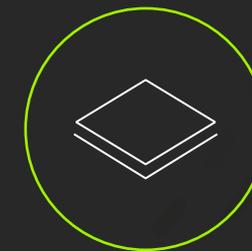
STAFF RESTAURANT



LG3 LIGHTING



SUSPENDED CEILINGS



FULL ACCESSED
RAISED FLOORS



ACCOMMODATION

Caravelle Building Area Summary

The property comprises a standalone office building with a Net Internal Area (NIA) of 51,168 sq ft, set out over three floors as measured by Plowman & Craven in accordance with the RICS Code of Measuring Practice 6th Addition.

Demise	Area (sq ft)	Area (sq m)
Reception	945	87.79
Ground Floor Offices	16,741	1,555.27
First Floor Offices	16,741	1,555.27
Second Floor Offices	16,741	1,555.27
Total	51,168	4,753.60
Undercroft	2,372	220.36

The site comprises an area of 3.9 acres.





ARLA
HOUSE

Not to scale - for indicative purposes only

TENURE

Freehold



Not to scale - for indicative purposes only

PARK MANAGEMENT

Park management is undertaken by a management company providing management and maintenance services, including landscaping and access roads, ensuring consistency and quality of servicing. Property owners on the Park become shareholders in the company and service charges are recovered by way of a Management Covenant Deed.

Further information is available on request.

TENANCY

The building is let by way of a reversionary lease, from 8th April 2025, expiring on 7th April 2033, producing an unexpired term of 7.5 years.

The property produces a passing rent of £936,670 per annum reflecting £18.30 per sq ft, subject to an open market rent review on 8th April 2030.



COVENANT

Arla Foods Limited is a major dairy company in the UK, headquartered at Leeds Valley Park. The private company was incorporated on 30th June 1987, and is a subsidiary of Arla Foods amba, an international cooperative based in Denmark.

Arla is collectively owned by dairy farmers across seven European countries, including the UK. This cooperative model ensures that profits are reinvested into sustainable farming and product innovation.

Arla is the largest supplier of fresh milk and cream in the UK, producing over 2.2 billion litres of milk annually.

Its portfolio includes well-known brands such as:

- **Cravendale** – filtered milk
- **Lactofree** – lactose-free dairy products
- **Anchor** – butter (now made with British dairy)
- **Lurpak** – premium butter (still made with Danish dairy)
- **Skyr** – Icelandic-style yogurt
- **Arla Protein, Arla B.O.B., Apetina, and Big Milk** – enriched milk for children



Arla Foods Limited have a Dunn & Bradstreet rating of 5A2 reflecting a low risk of business failure.

We have provided below a financial summary;

	Fiscal Individual GBP Dec 2023 (1,000's)	Fiscal Individual GBP Dec 2022 (1,000's)	Fiscal Individual GBP Dec 2021 (1,000's)
Sales Revenue	3,048,988	3,020,190	2,493,835
Profit/(Loss) Before Taxes	44,743	50,139	31,594
Equity Shareholders Funds	397,839	384,321	408,838
Tangible Net Worth	291,343	278,323	363,347



ROYAL MAIL



M1





LEEDS OCCUPATIONAL MARKET OVERVIEW

The Leeds out of town market has performed strongly over the past 5 years.

Take up in H1 2025 has totalled 136,503 sq ft with a 5 year average of 296,866 sq ft per annum.

The main out of town business parks being Leeds Valley Park, Thorpe Park and White Rose Office Park which dominate the sector as the best out of town office parks in the region due to their proximity to motorway links and the city centre.

Occupiers are seeking to create strategic hubs which need to be well located and easily accessible via public transport and access to the motorway network.

Prime rents in Leeds city centre are established at £46 per sq ft, while prime out of town rents are widely recognised £26.00 per sq ft providing a substantial discount.



FURTHER INFORMATION

PROPOSAL

For this investment we are seeking offers in excess of **£8,780,000 (Eight Million Seven Hundred and Eighty Pounds)** exclusive of VAT. This reflects a Net Initial Yield of 10% having allowed for standard purchaser costs. A purchase at this level equates to a capital value of £172 per sq ft.

EPC

Available on request.

DATA SITE

Further information is available within a data site. Access details are available upon request.

VAT

The property is VAT elected and VAT will therefore be payable upon the purchase price. It is anticipated that the sale can be treated as the Transfer of a Going Concern (TOGC).

AML

The purchaser will be required to provide all necessary information to comply with anti-money laundering legislation.



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September 2025