



Catella APAM Nears Full Occupancy at Leeds Valley Park with Strategic Letting to Global Defence Firm

Catella APAM, acting as Asset Manager on behalf of the Greater Manchester Pension Fund (GMPF), has secured the penultimate letting at Leeds Valley Park, marking another milestone in its leasing strategy for the estate.

The deal sees Leeds-based DIRICKX Systems Ltd take Unit 3 – a 43,836 sq ft brand-new speculative warehouse developed to best-in-class specification. The occupier specialises in the manufacture of force protection solutions, primarily used in the defence industry.

Leeds Valley Park's strategic location – just minutes from Junction 7 of the M621 and Junction 44 of the M1 – continues to draw interest from national and international occupiers seeking modern, accessible space in the heart of West Yorkshire.

Adam Robinson, Operations Director, DIRICKX Systems, commented:

"As a trusted UK manufacturer, we are proud of our Yorkshire base and this commitment to Leeds secures our long-term future in the region. After rapid growth since DIRICKX Systems was established three years ago, our investment in Leeds Valley Park marks a significant milestone – doubling our UK manufacturing capability, supporting our long-term growth ambitions and enabling us to meet the rising global demand for high-performance defence products.

"With over 95% of our products exported and key contracts already secured with organisations including the UK Ministry of Defence and NATO, we are proud to be the UK's leading manufacturer of this type of force protection, flying the flag for British manufacturing in the global defence sector."

This latest deal builds on Catella APAM's track record of securing market-leading transactions at the estate, further underscoring the strength of occupier demand for premium logistics and industrial space across the region.

Adam Handley, Asset Manager at Catella APAM, commented:

"Yet another deal at Leeds Valley Park marks another significant milestone for the estate. It reinforces our confidence in the strength of this location and the continued demand for high-quality industrial space in the Leeds market. We're delighted to welcome DIRICKX Systems Ltd to the growing community of occupiers at the park."

Carter Towler, Avison Young, and CBRE acted for the landlord with Knight Frank's Yorkshire industrial and logistics team advising the tenant.



Iain McPhail, Partner in Knight Frank's Yorkshire industrial team, commented:

"Leeds Valley Park provides the perfect opportunity for DIRICKX Systems, which allows them not only to retain their existing workforce, but to grow the business, in line with their future ambitions. It was a pleasure working closely with the team and facilitating another Yorkshire based manufacturer on the business park."

Rob Oliver, Principal of Avison Young's industrial and distributions team, added:

"Having completed on two other lettings earlier this year, it is fantastic to have completed on this third letting of 2025 already. DIRICKX are a great addition to the estate, where we have attracted a combination of production and logistics operations, including occupiers relocating and expanding within the Leeds area, and those seeking a new Yorkshire facility."

This letting leaves just one unit remaining at Leeds Valley Park – Unit 5, comprising 60,949 sq ft. Offering high-specification space in a prime location, the final unit presents a rare opportunity for occupiers looking to secure a foothold in one of West Yorkshire's most sought-after industrial estates.

For further information, please contact:

Sarah Emms
Marketing & Communications
+447494 906 783
semms@apamuk.com

About Catella APAM

Catella APAM, an independent and market-agnostic asset and investment manager, has been delivering sustainable real estate solutions since 2010, managing £4B worth of assets across the UK and Ireland. As part of the Catella AB Group, we leverage our global network and extensive market knowledge to provide tailored, effective solutions across all market cycles to achieve remarkable outcomes for our clients.

Image Attachments

[L7D 7989](#)

[L7D 5730](#)

[L7D 5691](#)

Attachments

[Catella APAM Nears Full Occupancy at Leeds Valley Park with Strategic Letting to Global Defence Firm](#)