

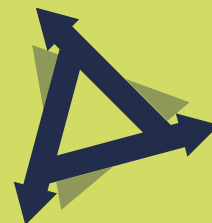
M1

M1 J47

Phase 2

**492,502 sq ft
(45,755 sq m)
Prime logistics unit**

**READY TO GO
FAST TRACK START
ON-SITE**



**LEEDS
500**
JUNCTION 47 M1

LS25 2PG

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Indicative site plan



	sq ft	sq m
Warehouse	467,498	43,432
FF Offices	11,248	1,045
SF Offices	11,248	1,045
Warehouse Hub Office	2,508	233
Total	492,502	45,755

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SECURED
detailed planning
£1.4M DRAINAGE INFRASTRUCTURE
complete

TARGETING BREEM
'outstanding'

EPC A
RATING

YARDS UP TO
65M

EAVES HEIGHT
15m

USE CLASS
b8

POWER SECURED
3.25 MVA
POTENTIAL SOLAR OF
3,420 mWH





WITH
**outdoor
amenity space**



For further enquiries please
contact the agents

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