

T45 LEEDS LS9 0AA

TO LET

- New industrial/warehouse unit
- 34,324 sq ft
- Occupation April 2024



Located in West Yorkshire's premier industrial and logistics location.

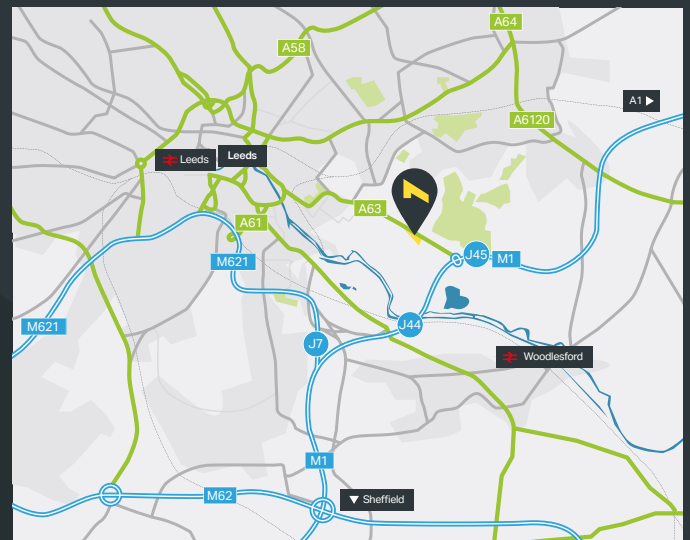
Close to new developments attracting DHL, Amazon, Beer Hawk, Premier Farnell, John Lewis, Maclaren and Lamborghini.

The site is highly prominent on to the A63, a main arterial route into Leeds City Centre which is just 3 miles to the west, whereas Junction 45 of the M1 is just 0.5 miles to the east.

Leeds is the fourth largest city in the UK, with the region having a population of over 3 million people and an estimated catchment of 7 million living within an hour's drive time.

Leeds has the largest regional economy outside London with a GVA of £69.6 billion.

The site sits within the Leeds City Region Enterprise Zone providing certain benefits to occupiers locating here.



Leeds T45, Pontefract Lane, Leeds LS9 0AA

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www.leadst45.co.uk

Chancerygate 

A development by Chancerygate


NORTHBURN
LOGISTICS

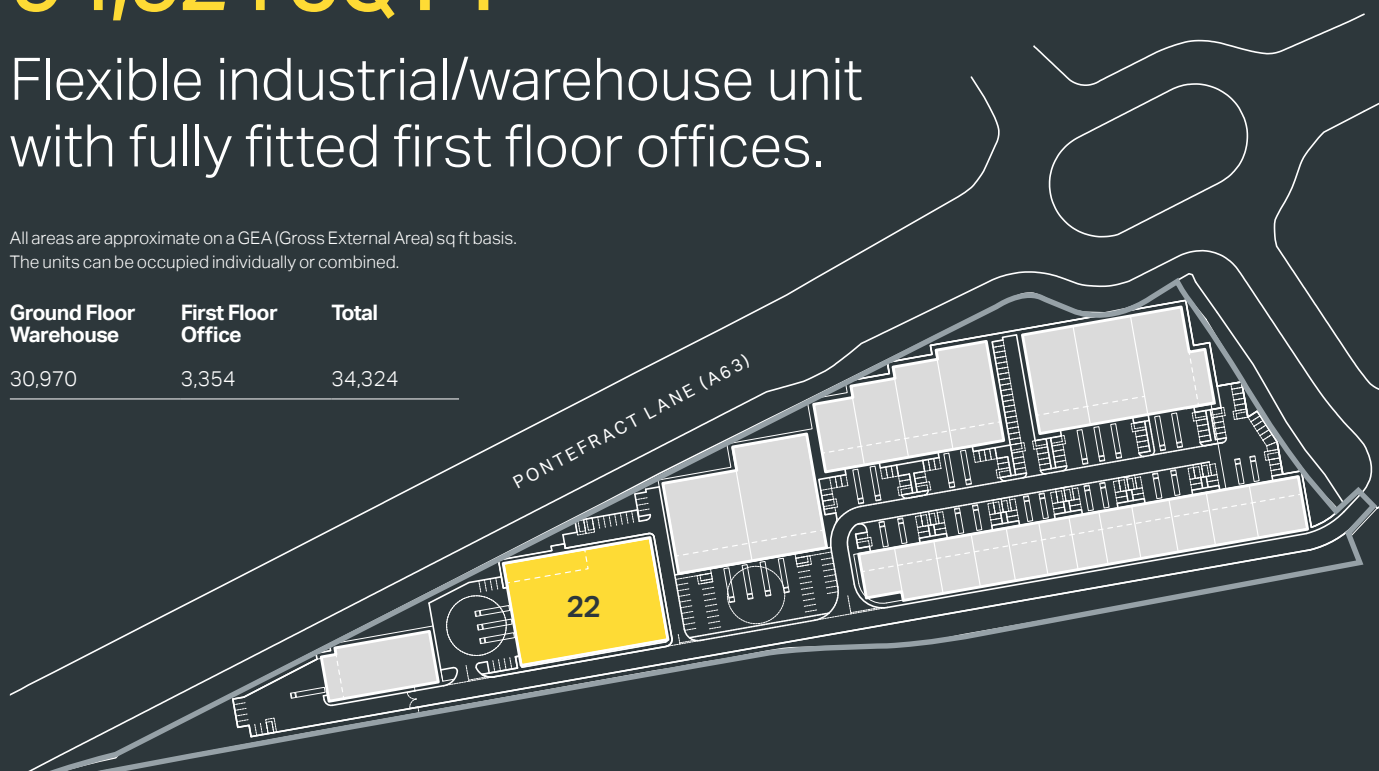
Owned and managed by
Northburn Logistics

34,324 SQ FT

Flexible industrial/warehouse unit with fully fitted first floor offices.

All areas are approximate on a GEA (Gross External Area) sq ft basis.
The units can be occupied individually or combined.

Ground Floor Warehouse	First Floor Office	Total
30,970	3,354	34,324



GENERAL SPECIFICATION

- 10m clear internal height
- 50kN sq m floor loading
- 3 Ground level electric loading doors
- Fitted first floor offices
- 241 kVA power supply
- Private gated yard
- 23 dedicated parking spaces
- Electric car charging points
- Generous yard
- Landscaped environment
- 12 year collateral warranty available

PLANNING USE

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

TERMS

Available on a leasehold basis.

GREEN CREDENTIALS

The developer utilises the latest environmentally friendly technologies to reduce the costs of occupation.

The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting BREEAM 'Very Good'
- Targeting an EPC rating of 'B'
- Secure cycle parking



Image of previous Chancerygate development



Image of previous Chancerygate development

More information available through the joint marketing agents:



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