



LEEDS LS9 OGF
///FUNNY.CLAP.PANELS

23 BRAND NEW WAREHOUSE UNITS
WITH THE ABILITY TO COMBINE UNITS

UNITS RANGING FROM
4,454 SQ FT - 32,868 SQ FT
(414 SQ M - 3,053 SQ M)

Available from Q1 2026.



3 miles to Leeds
City Centre.



Targeting BREEAM
'Excellent' rating.



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. T45 will comprise 23 premium quality industrial/warehouse units ranging in size from 4,454 sq ft to 32,868 sq ft (414 sq m to 3,053 sq m), strategically located just off junction J45 of the M1 in Leeds.

An ideal location close to Leeds City Centre.

The site is situated in a highly prominent position on the A63, a main arterial route into Leeds City Centre, which is 3 miles away. It is in close proximity to new developments attracting DHL, Amazon, Premier Farnell, John Lewis, McLaren, and Lamborghini, and is just 0.5 miles from Junction 45 of the M1.

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.



Internal height ranging from 8.4m - 10m.



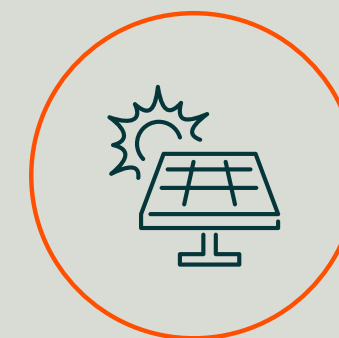
With a targeted **EPC A** rating, customers can lower their energy bills with **net zero** carbon capabilities.



High quality energy efficient LED lighting in office spaces.



15% roof lights coverage, providing sufficient daylight to illuminate the warehouse without artificial lighting.

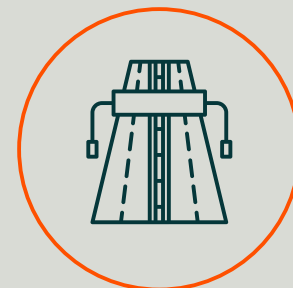


PV panels included on all units.



Targeting **BREEAM Excellent** rating, which would place these units in the **top 10%** of warehouses in the **UK** for sustainability.

Why choose T45?



Located near the M1 and easy access to the M621.



Just 3 miles from Leeds City Centre.



Strategically positioned in a high visibility area with excellent connectivity.



Close to amenities at Skelton Lake Services.



Warehousing that Works.

Sustainability.



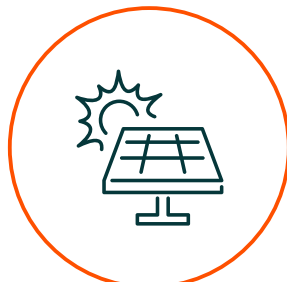
BREEAM UK New Construction 2018 (Shell & Core)
'Excellent' rating



Energy Performance Certificate
A rating for excellent energy performance



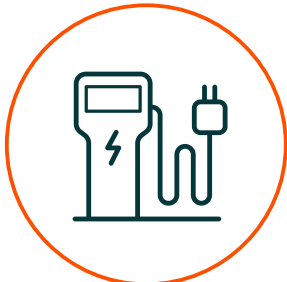
Natural Light
15% warehouse roof lights increasing natural day light



PV Panels
Solar PV panels to all units



Low Air Permeability
Landscaped communal areas, enhancing biodiversity



Electric Vehicle Charging
Electric vehicle charging points



Heat Pumps
Air source heat pumps to all units



Landscaped Areas
Enhancing biodiversity



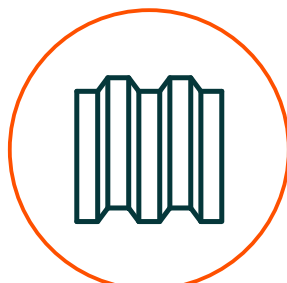
Bicycle Spaces
Exterior or interior cycle storage to encourage cycling to work



Led Lighting
Highly efficient LED lighting



Speed Restrictions
Low speed limit restrictions to reduce emissions



Cladding and materials
High performance insulated cladding and roof materials



Warehousing that Works.

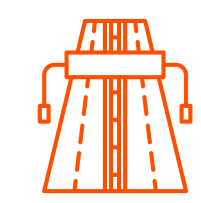


Aerial plan.



Warehousing that Works.

You're well-connected.



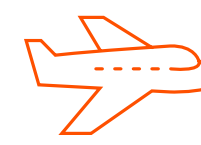
MAJOR ROADS

| | |
|-------------------|-----------|
| M1 (Junction 45) | 0.5 miles |
| M621 (Junction 3) | 3 miles |
| M62 | 4.7 miles |



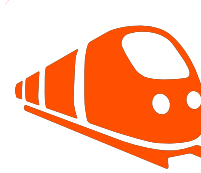
CITIES/MAJOR TOWNS

| | |
|-------------------|----------|
| Leeds City Centre | 3 miles |
| York | 26 miles |
| Sheffield | 34 miles |



AIRPORTS

| | |
|------------------------|------------|
| Leeds Bradford Airport | 13 miles |
| Manchester Airport | 59.9 miles |



TRAIN LINKS

| | |
|---------------------|-----------|
| Leeds Train Station | 3 miles |
| Woodlesford Station | 5.4 miles |

Drive times

Within 30 min labour pool

Within 1 hour

Within 2 hours

Within 3 hours

Source: Google maps.

Travel distances are approximate.

Maps not to scale.



Warehousing that Works.



Schedule of accommodation.

| UNIT | SPACE | SQ FT | SQ M |
|-------|--------------------|-------|------|
| 1 | GROUND FLOOR | 5,375 | 499 |
| | FIRST FLOOR OFFICE | 1,849 | 172 |
| TOTAL | | 7,224 | 671 |
| UNIT | SPACE | SQ FT | SQ M |
| 2 | GROUND FLOOR | 4,752 | 441 |
| | FIRST FLOOR OFFICE | 1,634 | 152 |
| TOTAL | | 6,386 | 593 |
| UNIT | SPACE | SQ FT | SQ M |
| 3 | GROUND FLOOR | 4,126 | 383 |
| | FIRST FLOOR OFFICE | 1,419 | 132 |
| TOTAL | | 5,546 | 515 |
| UNIT | SPACE | SQ FT | SQ M |
| 4 | GROUND FLOOR | 4,126 | 383 |
| | FIRST FLOOR OFFICE | 1,419 | 132 |
| TOTAL | | 5,546 | 515 |
| UNIT | SPACE | SQ FT | SQ M |
| 5 | GROUND FLOOR | 3,626 | 338 |
| | FIRST FLOOR OFFICE | 1,247 | 116 |
| TOTAL | | 4,874 | 454 |
| UNIT | SPACE | SQ FT | SQ M |
| 6 | GROUND FLOOR | 3,314 | 308 |
| | FIRST FLOOR OFFICE | 1,140 | 106 |
| TOTAL | | 4,454 | 414 |

| UNIT | SPACE | SQ FT | SQ M |
|-------|--------------------|-------|------|
| 7 | GROUND FLOOR | 3,314 | 308 |
| | FIRST FLOOR OFFICE | 1,140 | 106 |
| TOTAL | | 4,454 | 414 |
| UNIT | SPACE | SQ FT | SQ M |
| 8 | GROUND FLOOR | 3,626 | 338 |
| | FIRST FLOOR OFFICE | 1,247 | 116 |
| TOTAL | | 4,874 | 454 |
| UNIT | SPACE | SQ FT | SQ M |
| 9 | GROUND FLOOR | 3,876 | 360 |
| | FIRST FLOOR OFFICE | 1,333 | 124 |
| TOTAL | | 5,210 | 484 |
| UNIT | SPACE | SQ FT | SQ M |
| 10 | GROUND FLOOR | 4,126 | 383 |
| | FIRST FLOOR OFFICE | 1,419 | 132 |
| TOTAL | | 5,546 | 515 |
| UNIT | SPACE | SQ FT | SQ M |
| 11 | GROUND FLOOR | 4,263 | 396 |
| | FIRST FLOOR OFFICE | 1,461 | 136 |
| TOTAL | | 5,724 | 532 |
| UNIT | SPACE | SQ FT | SQ M |
| 12 | GROUND FLOOR | 3,341 | 310 |
| | FIRST FLOOR OFFICE | 1,377 | 128 |
| TOTAL | | 4,718 | 438 |

| UNIT | SPACE | SQ FT | SQ M |
|-------|--------------------|--------|-------|
| 13 | GROUND FLOOR | 12,091 | 1,124 |
| | FIRST FLOOR OFFICE | 2,133 | 198 |
| TOTAL | | 14,225 | 1,322 |
| UNIT | SPACE | SQ FT | SQ M |
| 14 | GROUND FLOOR | 11,759 | 1,093 |
| | FIRST FLOOR OFFICE | 2,114 | 196 |
| TOTAL | | 13,873 | 1,289 |
| UNIT | SPACE | SQ FT | SQ M |
| 15 | GROUND FLOOR | 10,665 | 991 |
| | FIRST FLOOR OFFICE | 1,878 | 175 |
| TOTAL | | 12,542 | 1,166 |
| UNIT | SPACE | SQ FT | SQ M |
| 16 | GROUND FLOOR | 10,688 | 993 |
| | FIRST FLOOR OFFICE | 1,879 | 174 |
| TOTAL | | 12,568 | 1,167 |
| UNIT | SPACE | SQ FT | SQ M |
| 17 | GROUND FLOOR | 8,209 | 763 |
| | FIRST FLOOR OFFICE | 1,592 | 148 |
| TOTAL | | 9,802 | 911 |
| UNIT | SPACE | SQ FT | SQ M |
| 18 | GROUND FLOOR | 7,074 | 657 |
| | FIRST FLOOR OFFICE | 1,573 | 146 |
| TOTAL | | 8,647 | 803 |

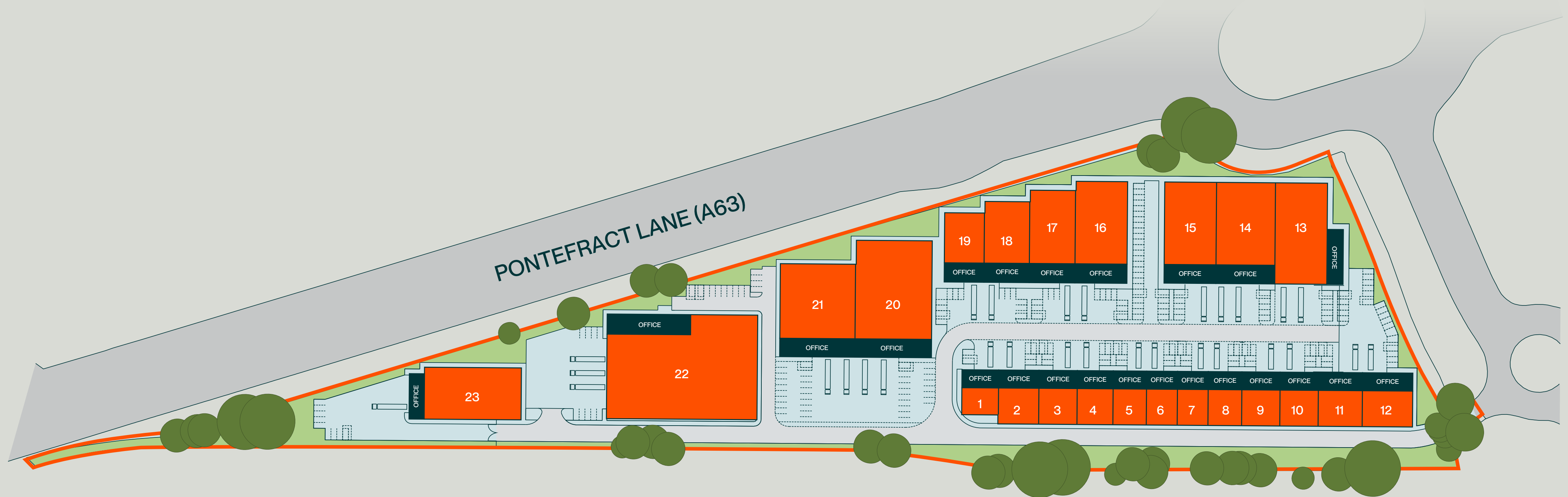
| UNIT | SPACE | SQ FT | SQ M |
|-------|--------------------|--------|-------|
| 19 | GROUND FLOOR | 4,692 | 436 |
| | FIRST FLOOR OFFICE | 1,230 | 114 |
| TOTAL | | 5,923 | 550 |
| UNIT | SPACE | SQ FT | SQ M |
| 20 | GROUND FLOOR | 17,135 | 1,592 |
| | FIRST FLOOR OFFICE | 2,698 | 251 |
| TOTAL | | 19,832 | 1,843 |
| UNIT | SPACE | SQ FT | SQ M |
| 21 | GROUND FLOOR | 13,325 | 1,238 |
| | FIRST FLOOR OFFICE | 2,679 | 249 |
| TOTAL | | 16,004 | 1,487 |
| UNIT | SPACE | SQ FT | SQ M |
| 22 | GROUND FLOOR | 29,643 | 2,754 |
| | FIRST FLOOR OFFICE | 3,224 | 300 |
| TOTAL | | 32,868 | 3,054 |
| UNIT | SPACE | SQ FT | SQ M |
| 23 | GROUND FLOOR | 10,158 | 944 |
| | FIRST FLOOR OFFICE | 1,995 | 186 |
| TOTAL | | 12,153 | 1,130 |

Ability to combine units. Largest combined area: 64,556 sq ft (units 1-12).

All floor areas are approximate gross external areas.



Masterplan.





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