

SHERBURN ⁴/₂

FIRETHORN WAY
SHERBURN-IN-ELMET
LEEDS · LS25 6RH

+ HIGHLY SPECIFIED
GRADE 'A' UNIT

+ EASY ACCESS
TO J42 A1(M)

+
SH190
190,527 SQ FT

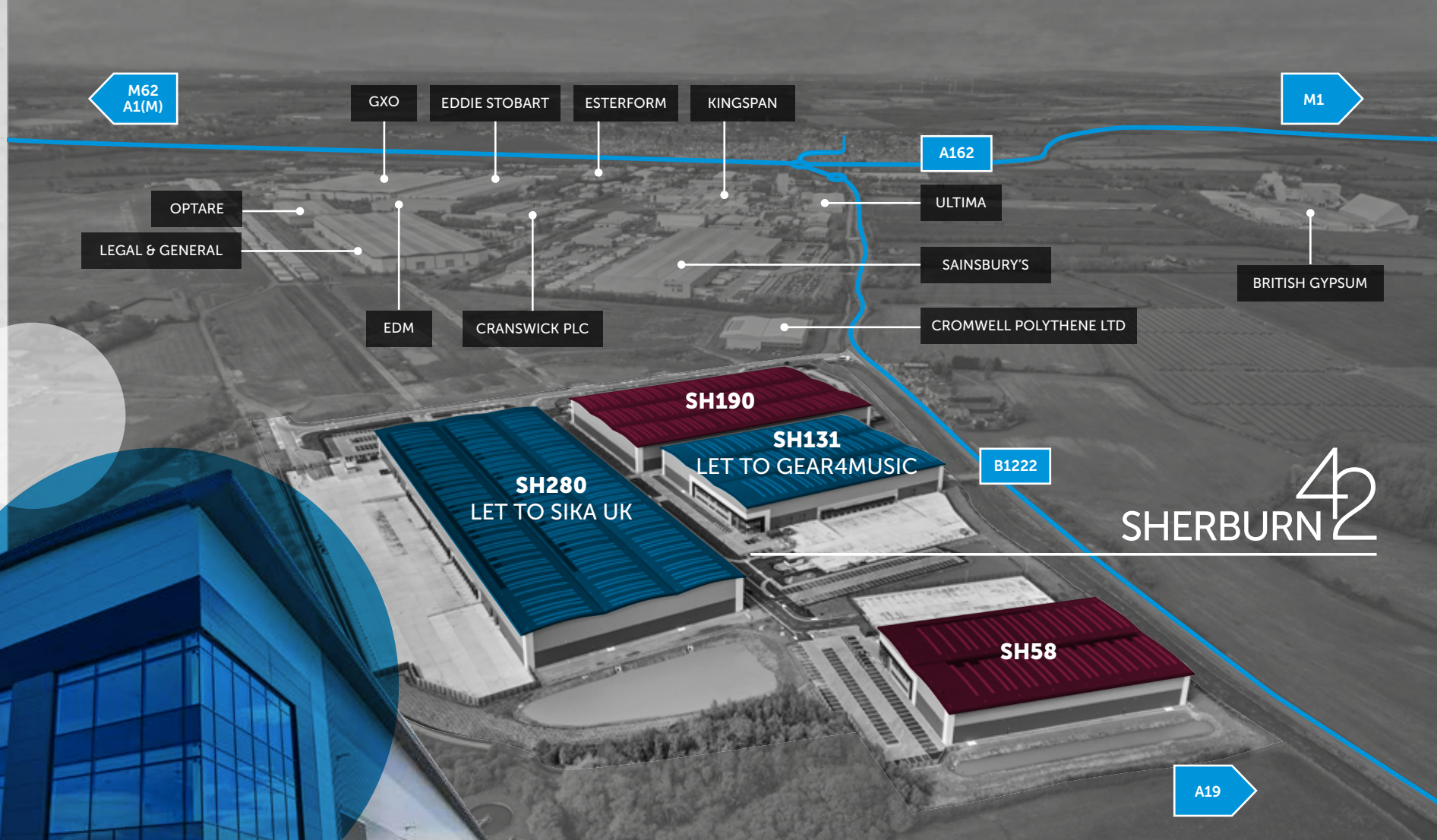
READY TO OCCUPY - TO LET / MAY SELL



+ UNIQUE SPACE

Part of an established and successful development, Sherburn42 is a significant new industrial scheme set in North Yorkshire. Situated in one of the region's most sought-after locations for distribution and enterprise, Sherburn42 offers excellent connectivity to the UK logistics network.

Ready for immediate occupation and ideally situated for logistics, distribution and manufacturing, SH190 at Sherburn42 provides powered-up solutions that create opportunities for growth.



EXCELLENT CONNECTIVITY TO THE COUNTRY'S LARGEST PORT COMPLEX



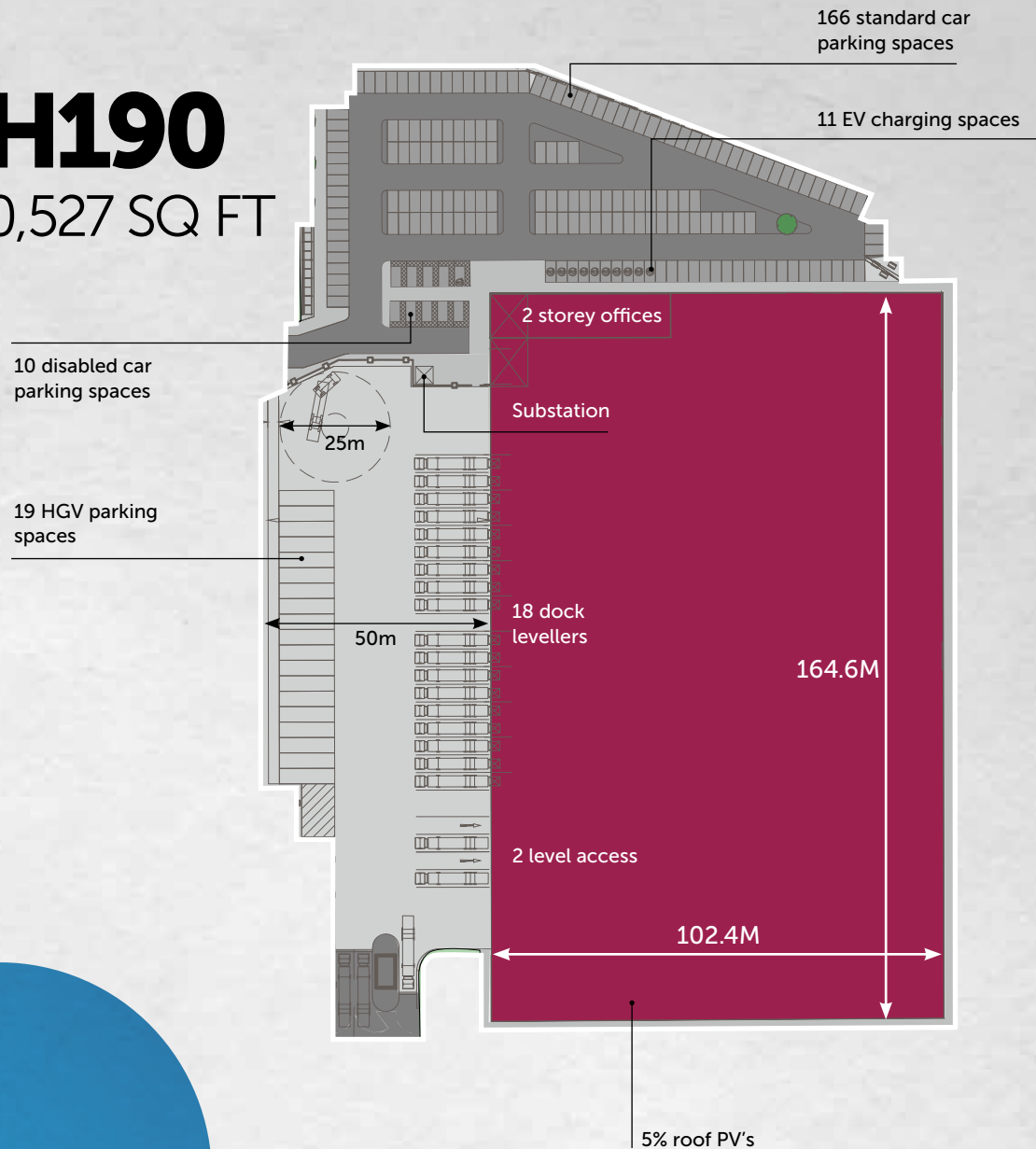
EASY ACCESS TO MAJOR MOTORWAY ROUTES



RECENT INVESTMENTS TO ALL LOCAL RAIL SERVICES

+ SH190

190,527 SQ FT



Key features:



15M EAVES HEIGHT



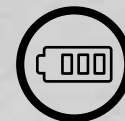
50M YARD



NET ZERO CARBON CONSTRUCTION



BREEAM EXCELLENT



11 EV CHARGING SPACES



187 TOTAL CAR PARKING SPACES



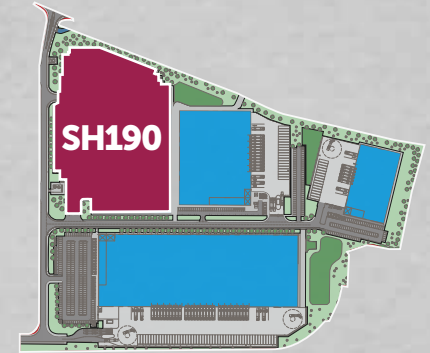
18 DOCK LOADING DOORS



1.3 MVA POWER



148,830 KWH PA SOLAR PV ALLOCATION



Schedule of accommodation (GIA):

SH190	SQ M	SQ FT
GF CORE & WAREHOUSE	16,847.24	181,342
FF & SF OFFICE	853.31	9,185
TOTAL	17,700.55	190,527

+ ENHANCED BUILD SPECIFICATION

SH190 features the enhanced Firethorn 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.



+ OUR COMMITMENT TO SUSTAINABILITY



COST-EFFECTIVE We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.

Firethorn is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



OPTIMISING THE USE OF NATURAL LIGHT Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



RECYCLED & RECYCLABLE MATERIALS Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



MONITORING ENERGY USAGE Our online energy dashboard can help customers proactively manage their energy consumption.

BREEAM®



RATING: EXCELLENT



REDUCING WATER USAGE Rainwater harvesting for use in toilet flushing and other non-potable applications.



EXCEEDING REQUIREMENTS Firethorn is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



Sherburn42 is strategically located for business, with a working age population of over 600,000 within a 30 minute drive time.

Situated adjacent to the established Sherburn Enterprise Park, home to major occupiers including Eddie Stobart, Sainsburys and Clipper Logistics, Sherburn42 is the perfect base for ambitious businesses, established manufacturers and multi-national distributors alike.

OCCUPATION OF POPULATION
WITHIN 30-MIN DRIVETIME:

MANUFACTURING

32,677



WHOLESALE
& RETAIL TRADE

57,378

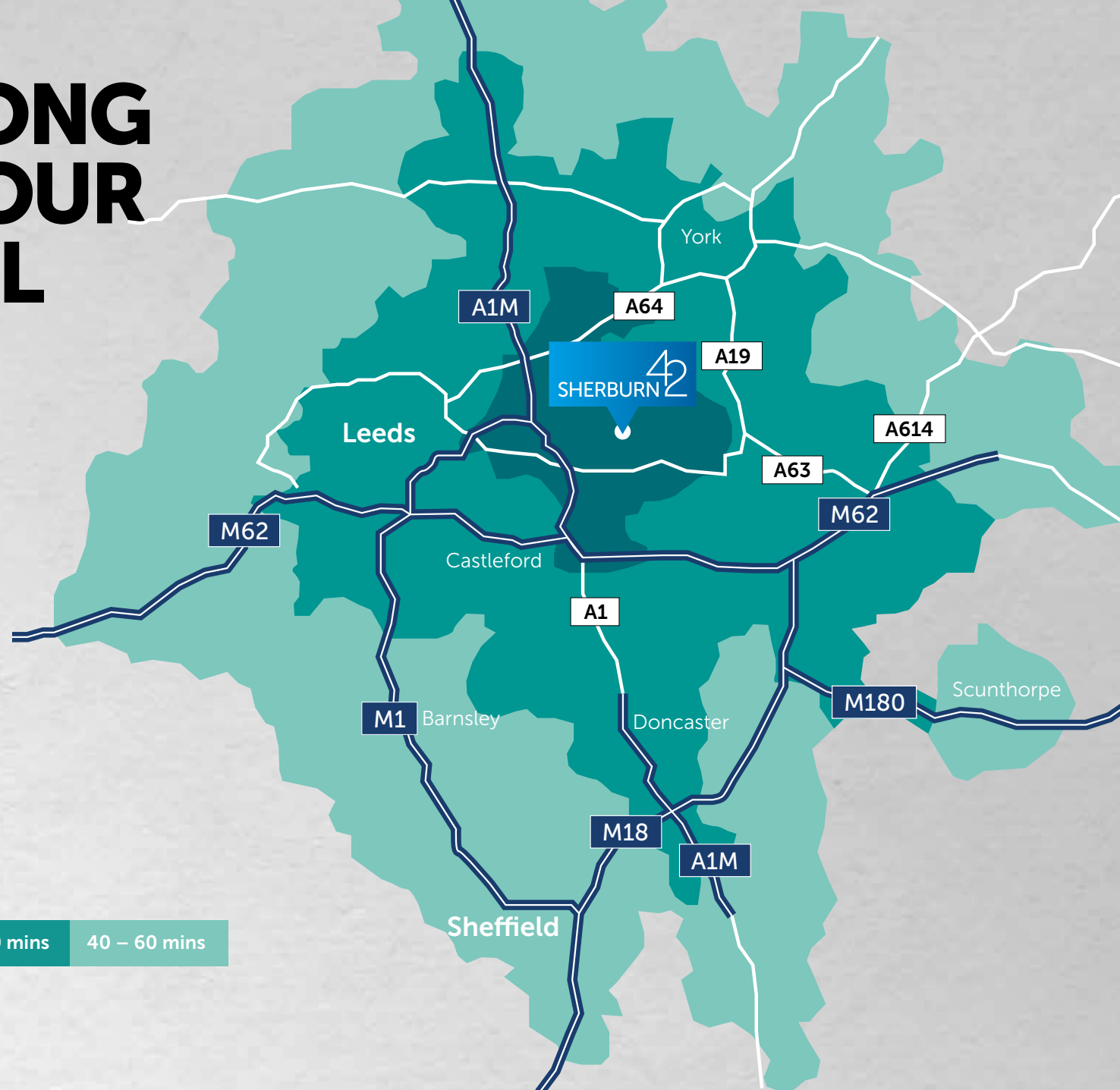


TRANSPORT
& STORAGE

17,303



+ STRONG LABOUR POOL



Drive times:

0 - 20 mins

20 - 40 mins

40 - 60 mins



RAIL FREIGHT

+ LOCATION

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From Sherburn42, 1.1 million potential customers can be reached within a 30 mile radius, with high-speed links to Junction 42

of the A1(M) creating drivetimes of less than an hour to major locations, including Leeds, York and Hull.



LS25 6RH



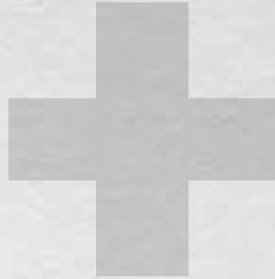
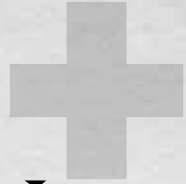
BOOKCASES.SHORTCUTS.DIARY



UNDER 6 MILES
TO J42 A1(M)

TRAVEL TIME

Sherburn Rail Freight Terminal	2.1 miles	6 mins
J42 A1M	5.2 miles	9 mins
J47 M1	7.6 miles	14 mins
J32 M62	9.5 miles	14 mins
Leeds	16 miles	28 mins
York	16 miles	26 mins
Doncaster	44 miles	53 mins
Hull	53 miles	54 mins
Manchester	62 miles	1hr 26 mins
Liverpool	90 miles	2hr 7 mins
Newcastle	99 miles	1hr 45 mins
Birmingham	114 miles	2hr 10 mins
London	191 miles	3hr 45 mins
York via train from Sherburn		30 mins



CAIN

cainlogistics.co.uk

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