



Baytree  
Leeds

[BAYTREE-LEEDS.COM](http://BAYTREE-LEEDS.COM)



New Prime Industrial / Distribution Unit

**76,509 SQ FT**

**AVAILABLE FOR IMMEDIATE OCCUPATION**



LOCATION



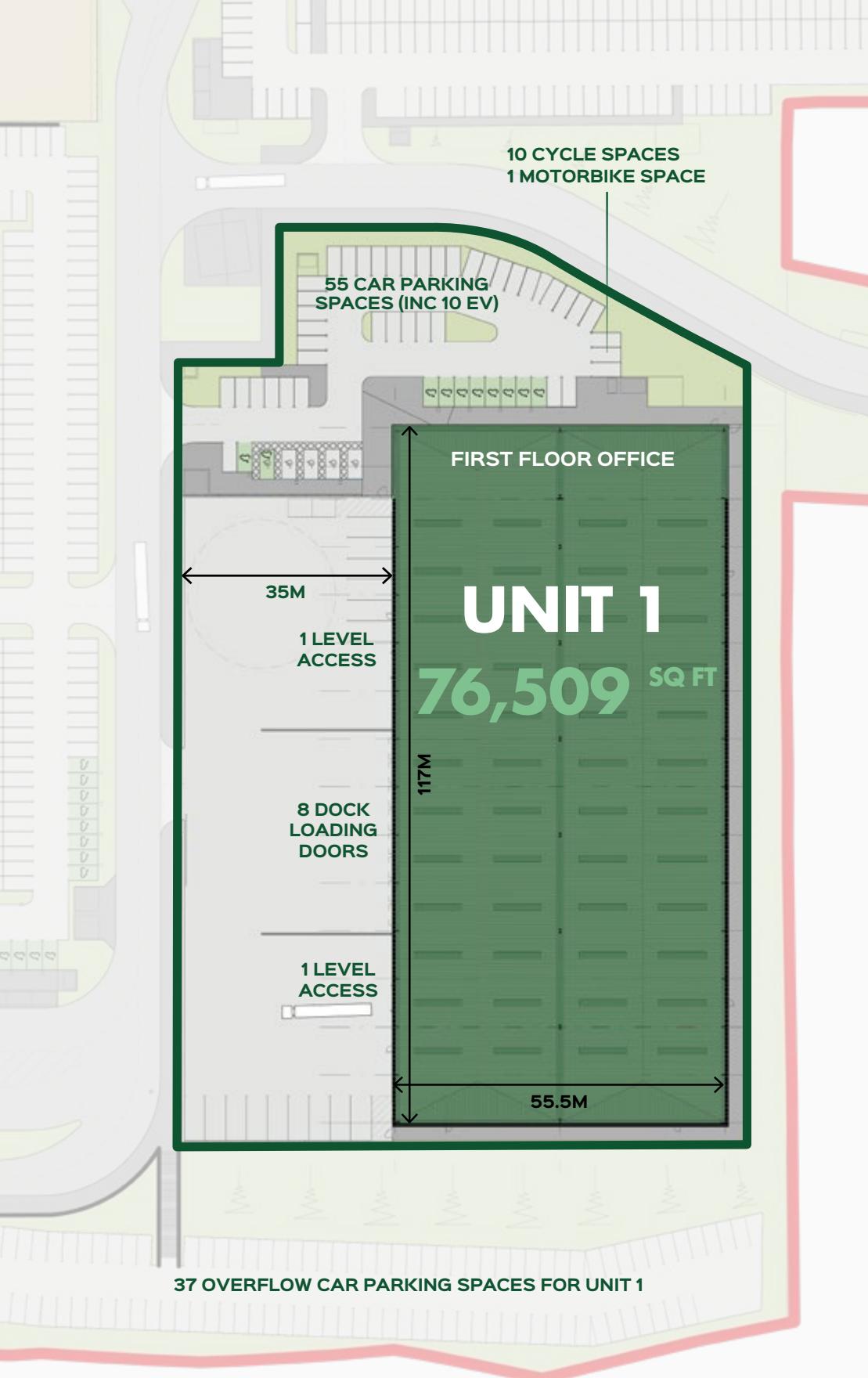
WELLNESS



LABOUR

# LOCATION





## UNIT 1 76,509 SQ FT

	SQ M	SQ FT
Warehouse	6,362	68,480
Offices	746	8,029
Total (GIA)	7,108	76,509
Pallet Racking		
Wide Aisle		
VNA		
	4,980	6,564



12.5 CLEAR INTERNAL HEIGHT



500 KVA (LV FED) POWER SUPPLY



50KN FLOOR LOADING



35M YARD DEPTH



PV PANELS OFFERING PROJECTED SAVING OF £38,000 PER ANNUM\*

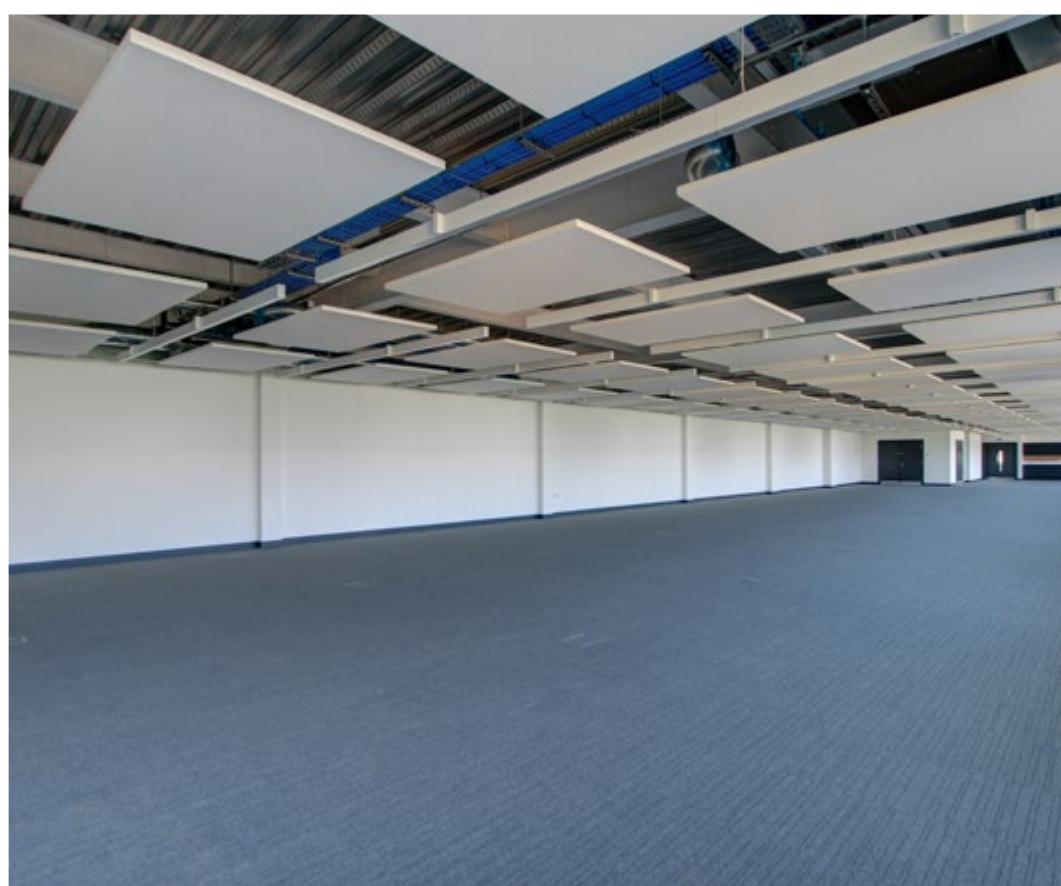


BREAKOUT AND ENHANCED OFFICE AREAS



92 TOTAL CAR PARKING SPACES (INC. OVERFLOW)

# UNIT 1





## DESIGNED WITH FLEXIBILITY FOR FUTURE CHANGE

Offices constructed with the flexibility to increase office areas or provide for ancillary uses if required

Underground ducts are installed in the service yards and car parks allowing for additional future installation of EV charging

Provision of underground ducts and drainage facilitate future expansion or reconfiguration of the office areas

Dock faces are designed to accommodate a wide variety of vehicle types



## TECHNOLOGY ENABLED

BIM models hold digital reproductions of building data which facilitate the Operation and Maintenance of the buildings

Remote access is provided to the building management systems

Solar powered USB charging benches are provided to external areas

Sensor suites are installed to continuously monitor:

- Lighting energy usage
- Office areas heat mapping
- Office & Warehouse occupant numeration via 4D sensor
- Office Indoor air quality – CO<sub>2</sub> levels
- Office indoor temperature
- Office indoor humidity levels
- External air quality
- External noise levels



## HEALTH AND WELLBEING OF BUILDING USERS

Outdoor multi-purpose recreational and relaxation areas are provided for occupiers of the estate

Bike shelters are installed which include provision for electric cycle charging points to be powered by solar PV via battery storage

Translucent panels are installed over the dock faces to introduce natural light to the internal marshalling areas in the warehouses

Refreshment stations are provided in the reception areas



## CLEAN AIR WATER SOIL AND ENERGY

Electric vehicle charging stations are provided

The use of air source heat pumps negates the need for gas usage

Enhanced use of recycled and recyclable materials specified using Circular Economy principles

Super tight airtight insulated building envelope to reduce heating requirements

10% rooflights to the warehouse roofs

Permeable paving is used in external areas to mitigate shock charging the site drainage systems in storm conditions

Reindeer moss walls in the reception areas improve air quality and absorb noise

A CO<sub>2</sub> absorbing “City Tree” is installed at the site entrance which doubles as a signage totem



**Baytree  
edge**

innovation at work

**BREEAM “OUTSTANDING”**

**EPC-A**

**Designed using WELL building standard principles**

**Materials specified using the UK Green Building Council “Circular Economy” selection hierarchy**



# LABOUR

## LABOUR

As the fastest growing city in the UK, Leeds is half way through an ambitious **£10 billion** regeneration programme.

The Leeds City Region has access to over **3 million people** and a skilled workforce of **1.4 million**.

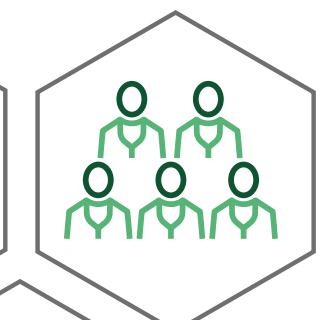
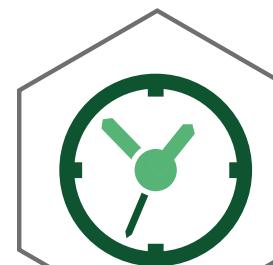
The city boasts the UK's biggest manufacturing employment base, generating **£7 billion** a year and **12% of the region's economic output**.

Home to over **1,600 manufacturing firms**, Leeds is the third largest manufacturing centre by local authority.



**620,893**

Households live within  
a 30-minute car drive



**65%**

People qualified  
NVQ3 or above  
vs average 61%  
in Great Britain



**15.2%**

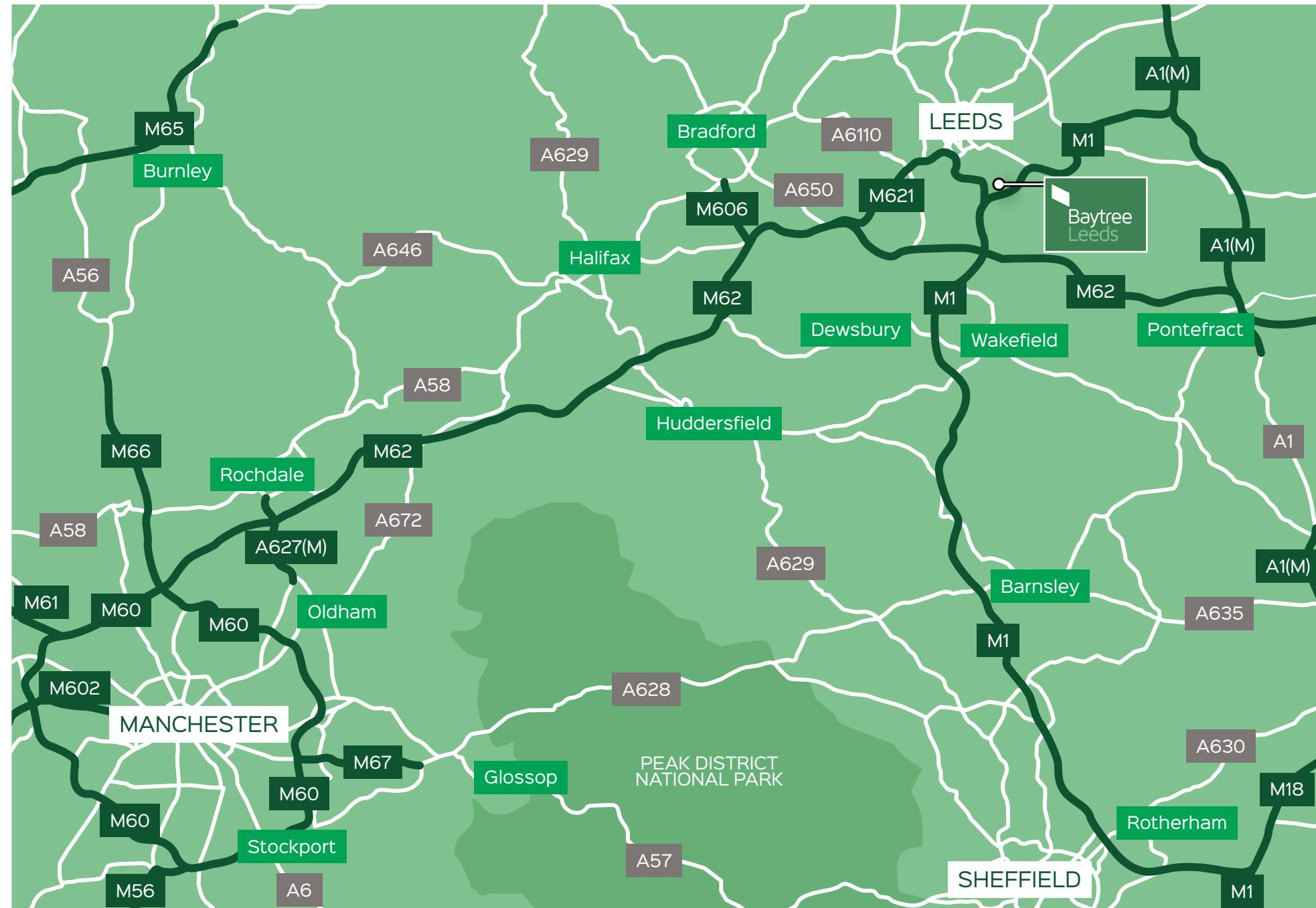
People working in  
the manufacturing /  
transportation & storage  
sector vs 12.6% nationally

**£640.30**

Gross weekly earning  
vs £682.60 nationally



Figures based on Leeds City  
& West Yorkshire regions data  
Source: nomisweb.co.uk



## CONNECTIONS

Leeds Freight Terminal	100 yards
Stourton Park & Ride	1 mile
M621 J7	1 mile
M1 J44	1 miles
M62 J29	4 miles
Leeds Train Station	3 miles

Leeds Bradford Airport	12 miles
Sheffield	32 miles
Manchester	46 miles
Birmingham	116 miles
London	192 miles

### STOURTON PARK & RIDE

Under **15 mins** to Leeds City Centre.

Buses run every **10-15 mins** at peak times with no more than **20 mins** wait at any time.



# ADDITIONAL INFORMATION

## Terms

Units are available by way of a new FRI lease, terms to be agreed.

## Planning

Detailed planning consent granted for B8 use.

# CONTACT

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