



LEEDS LS9 OGF
///FUNNY.CLAP.PANELS

23 BRAND NEW WAREHOUSE UNITS

UNITS RANGING FROM
4,485 SQ FT - 32,634 SQ FT
(417 SQ M - 3,032 SQ M)

Available now.



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 comprises 23 premium quality industrial/warehouse units ranging in size from 4,485 sq ft - 32,634 sq ft (417 sq m - 3,032 sq m), strategically located just off J45 of the M1 in Leeds.

An ideal location close to Leeds City Centre and Junction 45 of the M1.

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.



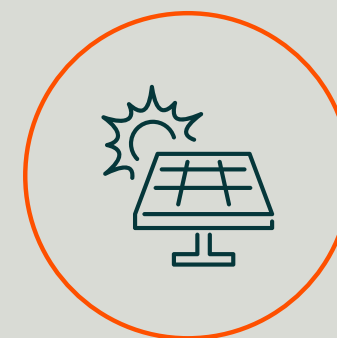
With EPC A ratings across all units, customers can lower their energy bills with net zero carbon capabilities.



High quality energy efficient LED lighting in office spaces.



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

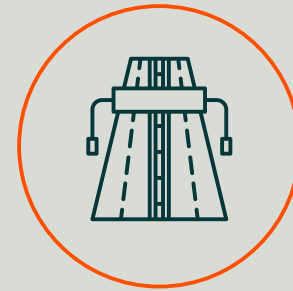


PV panels included on all units.



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.



Sustainability.



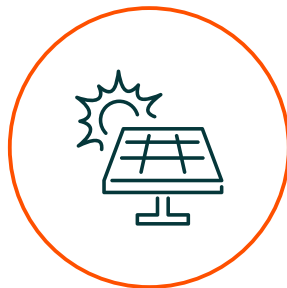
BREEAM UK New Construction 2018 (Shell & Core)
'Excellent' rating



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



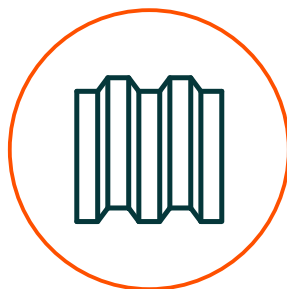
Bicycle Spaces
Exterior or interior cycle storage to encourage cycling to work



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.



LEEDS CITY CENTRE

A63

amazon

amazon

JOHN LEWIS & PARTNERS

A63

M1 (J45)

amazon

T45

GREGGS

Esso

Morrisons

LAMBORGHINI

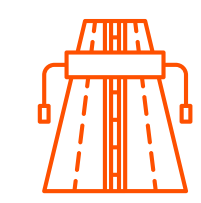
McLaren

TEMPLE GREEN PARK & RIDE



Warehousing that Works.

You're well-connected.



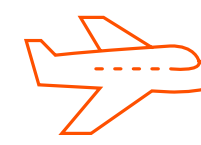
MAJOR ROADS

M1 (Junction 45)	0.5 miles
M621 (Junction 3)	3 miles
M62	5 miles



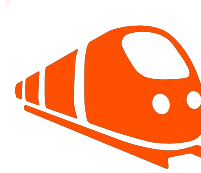
CITIES/MAJOR TOWNS

Leeds City Centre	3 miles
York	26 miles
Sheffield	34 miles



AIRPORTS

Leeds Bradford Airport	13 miles
Manchester Airport	60 miles



TRAIN LINKS

Leeds Train Station	3 miles
Woodlesford Station	5 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.



Schedule of accommodation.

UNIT	SPACE	SQ FT	SQ M
1	WAREHOUSE	3,358	312
	FIRST FLOOR OFFICE	1,397	130
TOTAL		4,755	442
UNIT	SPACE	SQ FT	SQ M
2	WAREHOUSE	4,302	400
	FIRST FLOOR OFFICE	1,488	138
TOTAL		5,790	538
UNIT	SPACE	SQ FT	SQ M
3	WAREHOUSE	4,153	386
	FIRST FLOOR OFFICE	1,443	134
TOTAL		5,596	520
UNIT	SPACE	SQ FT	SQ M
4	WAREHOUSE	3,897	362
	FIRST FLOOR OFFICE	1,354	126
TOTAL		5,251	488
UNIT	SPACE	SQ FT	SQ M
5	WAREHOUSE	3,647	339
	FIRST FLOOR OFFICE	1,268	118
TOTAL		4,915	457
UNIT	SPACE	SQ FT	SQ M
6	WAREHOUSE	3,328	309
	FIRST FLOOR OFFICE	1,157	108
TOTAL		4,485	417

UNIT	SPACE	SQ FT	SQ M
7	WAREHOUSE	3,331	309
	FIRST FLOOR OFFICE	1,158	108
TOTAL		4,489	417
UNIT	SPACE	SQ FT	SQ M
8	WAREHOUSE	3,644	339
	FIRST FLOOR OFFICE	1,267	117
TOTAL		4,911	456
UNIT	SPACE	SQ FT	SQ M
9	WAREHOUSE	4,153	386
	FIRST FLOOR OFFICE	1,443	134
TOTAL		5,596	520
UNIT	SPACE	SQ FT	SQ M
10	WAREHOUSE	4,142	385
	FIRST FLOOR OFFICE	1,440	134
TOTAL		5,582	519
UNIT	SPACE	SQ FT	SQ M
11	WAREHOUSE	4,784	444
	FIRST FLOOR OFFICE	1,662	154
TOTAL		6,446	599
UNIT	SPACE	SQ FT	SQ M
12	WAREHOUSE	5,407	502
	FIRST FLOOR OFFICE	1,878	175
TOTAL		7,285	677

All floor areas are approximate gross internal areas. Specification varies between units with kitchens and passenger lifts only available in certain units. Please see individual unit listings on our website for details.



Schedule of accommodation.

UNIT	SPACE	SQ FT	SQ M
13	WAREHOUSE	12,136	1,128
	FIRST FLOOR OFFICE	2,185	203
TOTAL		14,321	1,331
UNIT	SPACE	SQ FT	SQ M
14	WAREHOUSE	11,777	1,094
	FIRST FLOOR OFFICE	2,147	200
TOTAL		13,924	1294
UNIT	SPACE	SQ FT	SQ M
15	WAREHOUSE	10,702	994
	FIRST FLOOR OFFICE	1,903	178
TOTAL		12,616	1,172
UNIT	SPACE	SQ FT	SQ M
16	WAREHOUSE	10,777	1,001
	FIRST FLOOR OFFICE	1,914	177
TOTAL		12,680	1,178
UNIT	SPACE	SQ FT	SQ M
17	WAREHOUSE	8,221	764
	FIRST FLOOR OFFICE	1,602	149
TOTAL		9,823	913
UNIT	SPACE	SQ FT	SQ M
18	WAREHOUSE	7,079	658
	FIRST FLOOR OFFICE	1,582	147
TOTAL		8,661	805

UNIT	SPACE	SQ FT	SQ M
19	WAREHOUSE	4,691	436
	FIRST FLOOR OFFICE	1,237	115
TOTAL		5,928	551
UNIT	SPACE	SQ FT	SQ M
20	WAREHOUSE	17,249	1,603
	FIRST FLOOR OFFICE	2,781	258
TOTAL		20,030	1,861
UNIT	SPACE	SQ FT	SQ M
21	WAREHOUSE	13,328	1,238
	FIRST FLOOR OFFICE	2,740	255
TOTAL		16,068	1,493
UNIT	SPACE	SQ FT	SQ M
22	WAREHOUSE	29,747	2,764
	FIRST FLOOR OFFICE	2,887	268
TOTAL		32,634	3,032
UNIT	SPACE	SQ FT	SQ M
23	WAREHOUSE	10,255	953
	FIRST FLOOR OFFICE	2,024	188
TOTAL		12,279	1,141

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Warehousing that Works.



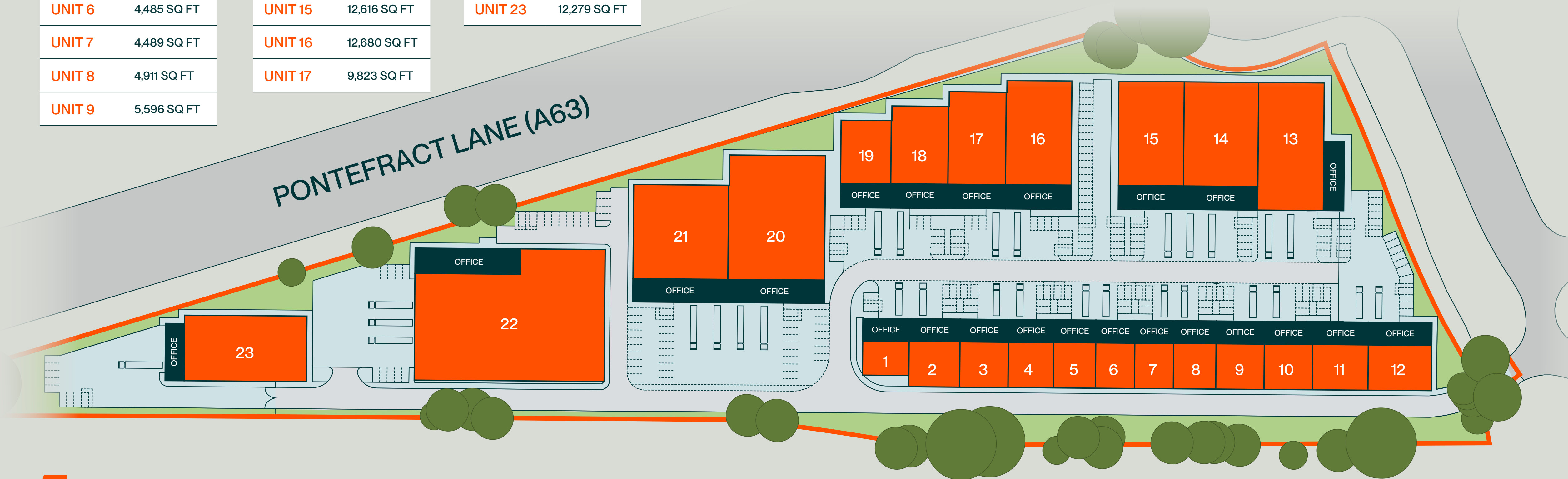
Masterplan.



UNIT 1	4,755 SQ FT
UNIT 2	5,790 SQ FT
UNIT 3	5,596 SQ FT
UNIT 4	5,251 SQ FT
UNIT 5	4,915 SQ FT
UNIT 6	4,485 SQ FT
UNIT 7	4,489 SQ FT
UNIT 8	4,911 SQ FT
UNIT 9	5,596 SQ FT

UNIT 10	5,582 SQ FT
UNIT 11	6,446 SQ FT
UNIT 12	7,285 SQ FT
UNIT 13	14,321 SQ FT
UNIT 14	13,924 SQ FT
UNIT 15	12,616 SQ FT
UNIT 16	12,680 SQ FT
UNIT 17	9,823 SQ FT

UNIT 18	8,661 SQ FT
UNIT 19	5,928 SQ FT
UNIT 20	20,030 SQ FT
UNIT 21	16,068 SQ FT
UNIT 22	32,634 SQ FT
UNIT 23	12,279 SQ FT



Warehousing that Works.

All floor areas are approximate gross internal areas.
*Subject to final plan. Masterplan is indicative.



Warehousing that Works.



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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. September 2026. TBDW 07483-01.



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