

# + READY TO OCCUPY

3 PRIME INDUSTRIAL / DISTRIBUTION UNITS  
58,171 – 190,527 SQ FT  
TO LET / MAY SELL

SHERBURN 

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

+  
HIGHLY SPECIFIED  
GRADE 'A' UNITS

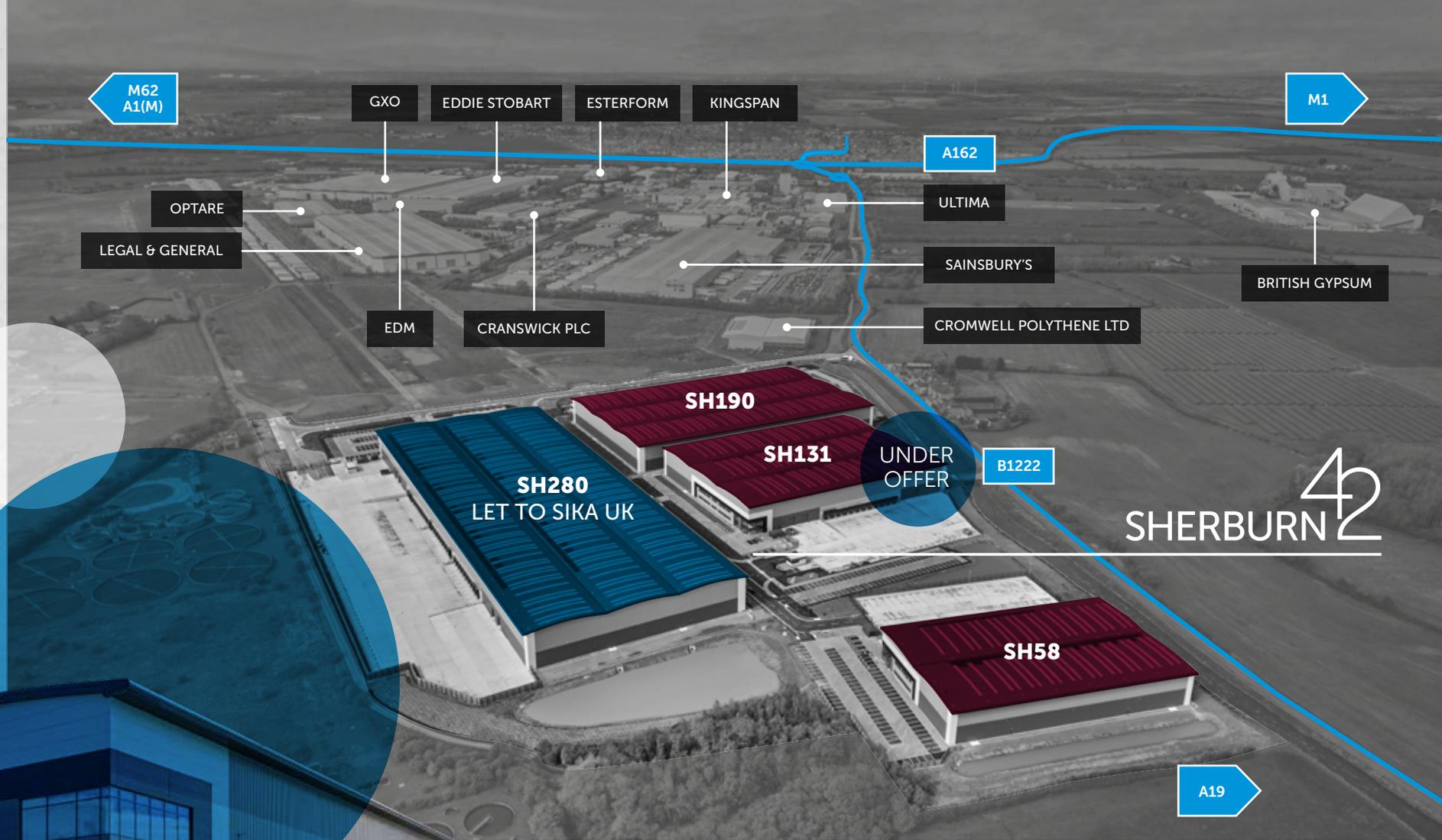
+  
EASY ACCESS  
TO J42 A1(M)



# + UNIQUE SPACES

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, Sherburn42 provides powered-up solutions that create opportunities for growth. Up to 4MVA of power is supplied across the development to energise operations, while eaves heights of up to 15m take ambitions higher.



EXCELLENT CONNECTIVITY TO THE COUNTRY'S LARGEST PORT COMPLEX



EASY ACCESS TO MAJOR MOTORWAY ROUTES



RECENT INVESTMENTS TO ALL LOCAL RAIL SERVICES

# + THE SITE

3 GRADE-A LOGISTICS UNITS REMAINING  
58,171 – 190,527 SQ FT



AVAILABLE FOR IMMEDIATE OCCUPATION



UP TO 4 MVA POWER



12.5 - 15M EAVES HEIGHTS



NET ZERO CARBON CONSTRUCTION



BREEAM EXCELLENT



GENEROUS SOLAR PV ALLOCATION



Key features:



15M EAVES HEIGHT



50M YARD



11 EV CHARGING SPACES



187 TOTAL CAR PARKING SPACES



18 DOCK LOADING DOORS



1.3 MVA POWER



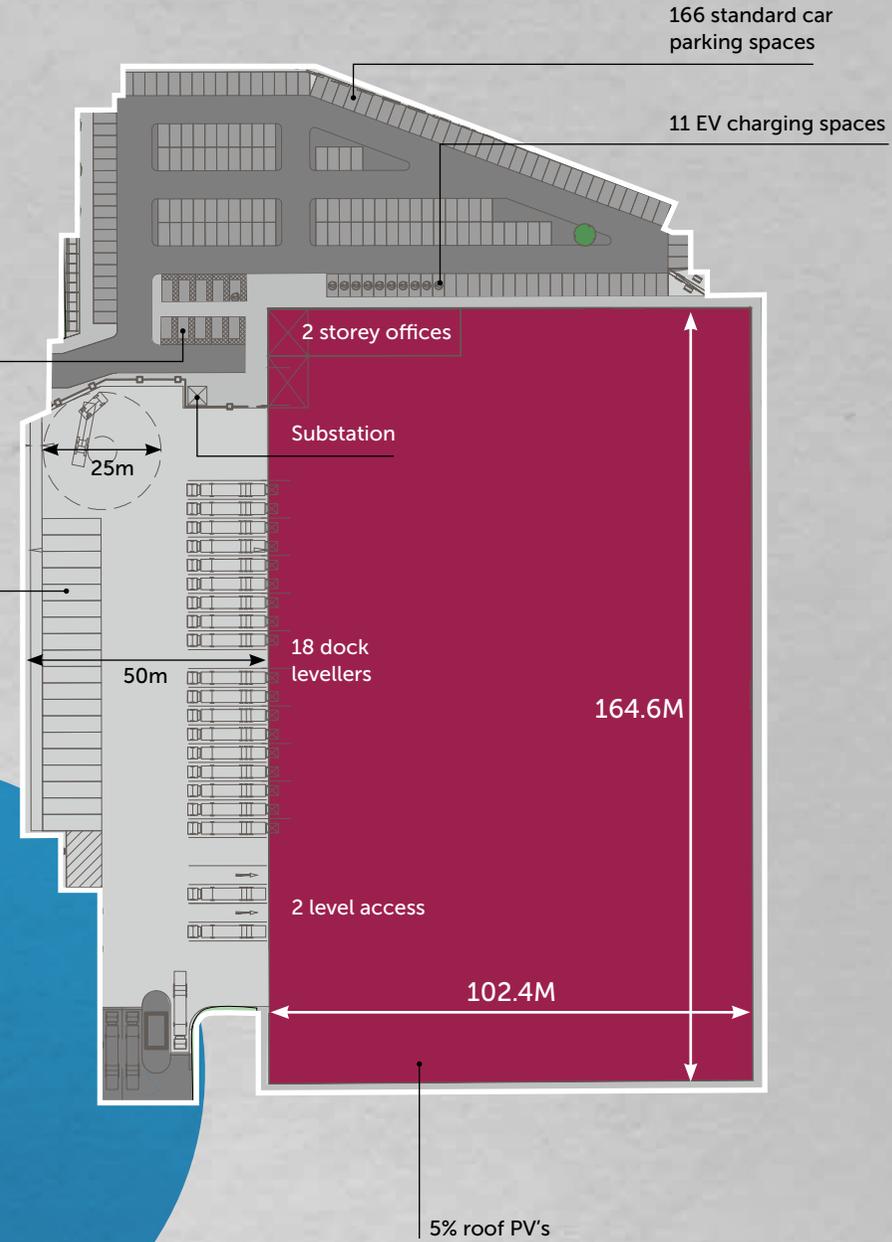
148,830 KWH PA SOLAR PV ALLOCATION

# SH190

190,527 SQ FT

Schedule of accommodation (GIA):

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



Key features:



15M EAVES HEIGHT



50M YARD



7 EV CHARGING SPACES



114 TOTAL CAR PARKING SPACES



12 DOCK LOADING DOORS



900 KVA POWER



106,684 KWH PA SOLAR PV ALLOCATION

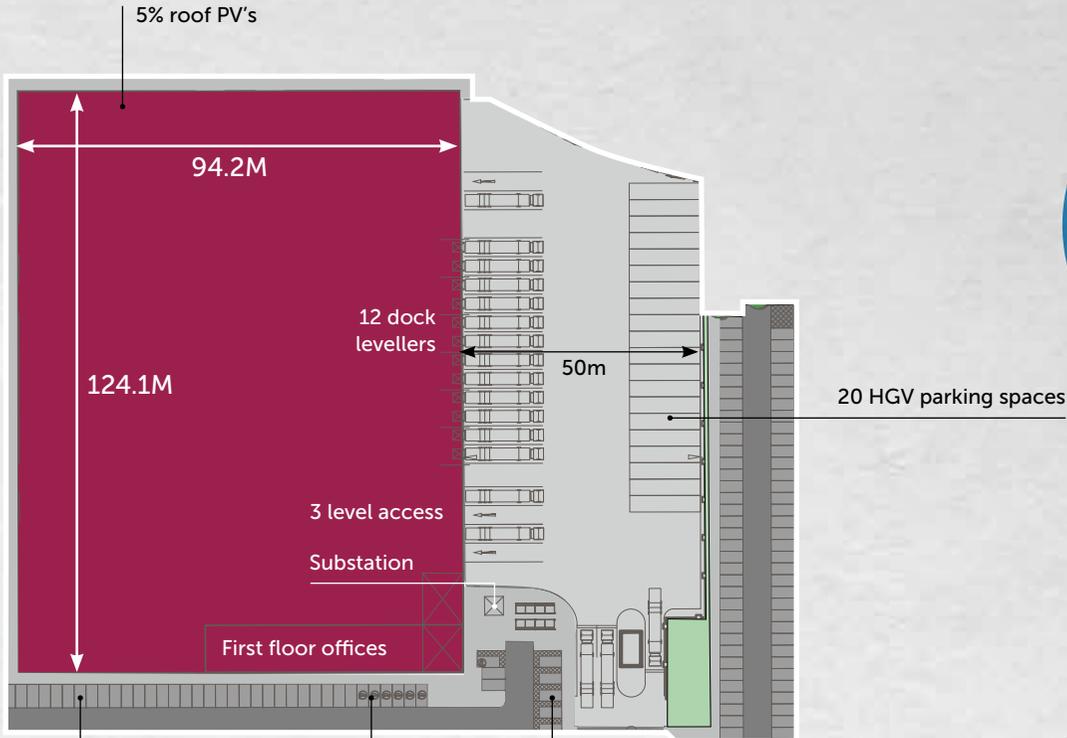
# SH131

131,830 SQ FT



Schedule of accommodation (GIA):

SH131	SQ M	SQ FT
GF CORE & WAREHOUSE	11691.24	125,843
FF OFFICE	556.17	5,987
<b>TOTAL</b>	<b>12,247.41</b>	<b>131,830</b>



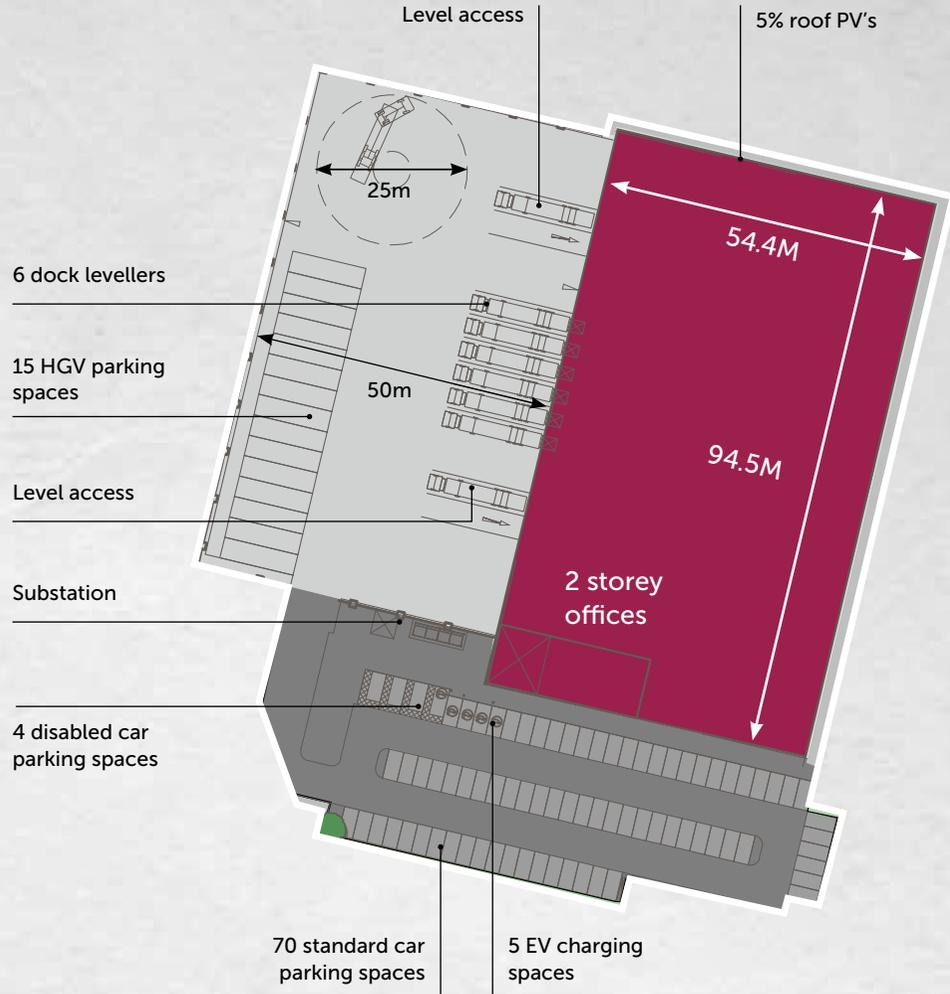
101 standard car parking spaces

7 EV charging spaces

6 disabled car parking spaces

UNDER OFFER

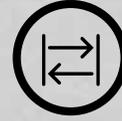




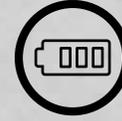
Key features:



12.5M EAVES HEIGHT



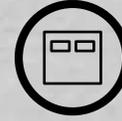
50M YARD



5 EV CHARGING SPACES



79 TOTAL CAR PARKING SPACES



6 DOCK LOADING DOORS



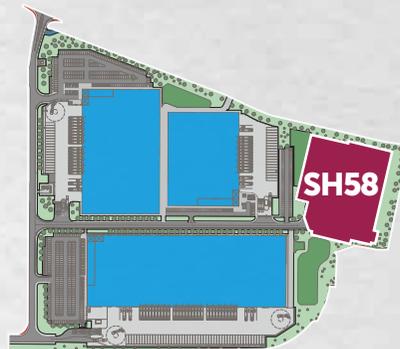
400 KVA POWER



47,785 KWH PA SOLAR PV ALLOCATION

# SH58

58,171 SQ FT



Schedule of accommodation (GIA):

SH58	SQ M	SQ FT
GF CORE & WAREHOUSE	5,135.09	55,274
FF OFFICE	269.17	2,897
<b>TOTAL</b>	<b>5,404.26</b>	<b>58,171</b>

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**

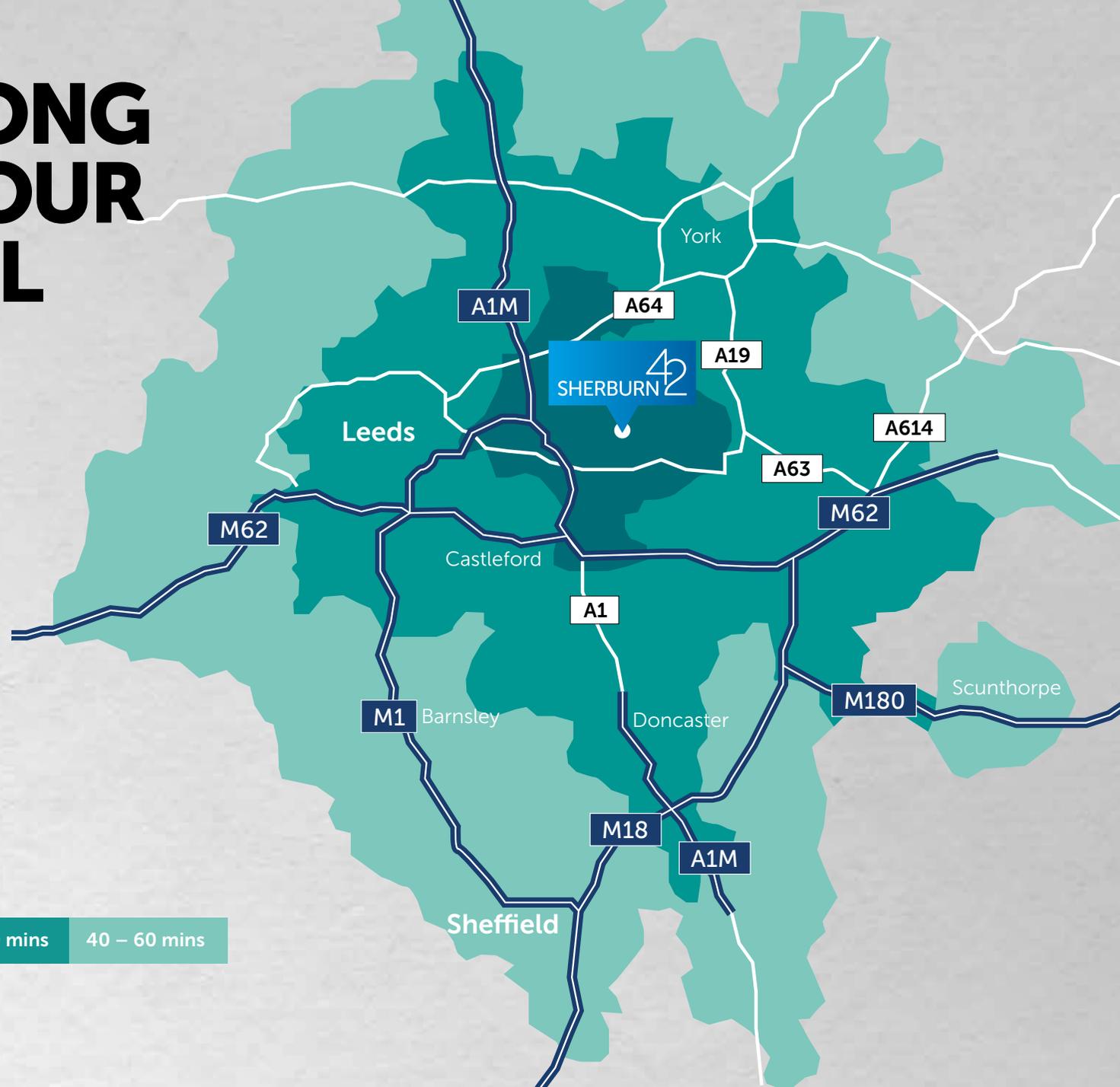


TRANSPORT  
& STORAGE

**17,303**



# + STRONG LABOUR POOL



Drive times:

0 – 20 mins

20 – 40 mins

40 – 60 mins

# + ENHANCED BUILD SPECIFICATION



The units feature the enhanced Firethorn Trust '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.



**80:20**

DOCK LOADING / LEVEL ACCESS SPLIT



**4MVA**

OF TOTAL POWER ACROSS THE WHOLE DEVELOPMENT



**50KN/M<sup>2</sup>**

MINIMUM FLOOR LOADING



5% FITTED

**OFFICES**

AT FIRST FLOOR



GREEN SPACES FOR STAFF

**WELLBEING**

AS STANDARD

# + 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.

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

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





BARNSELY

340,000 SQ FT GRADE-A LOGISTICS UNIT

**BLUEPRINT ERITH**

THREE LOGISTIC UNITS REMAINING  
FROM 19,554 - 24,230 SQ FT

**PETERBOROUGH SOUTH**

95,949 SQ FT LOGISTICAL  
UNIT REMAINING

# + WE INVEST, DEVELOP & DELIVER

Firethorn Trust deliver logistics warehousing spaces across the UK to enable businesses to connect quickly and easily with their customers.

We also search out development opportunities in other commercial sectors where we know our expertise can maximise potential.

As we invest, develop and deliver, we remain true to our core values of being progressive in our thinking, decisive in our actions and committed to high standards.

**LINK LOGISTICS PARK**  
NEW WAREHOUSE / LOGISTICS UNIT  
OF 114,692 SQ FT





RAIL FREIGHT

# + LOCATION

**SHERBURN<sup>42</sup>**  
 FIRETHORN WAY  
 SHERBURN-IN-ELMET  
 LEEDS · LS25 6RH



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



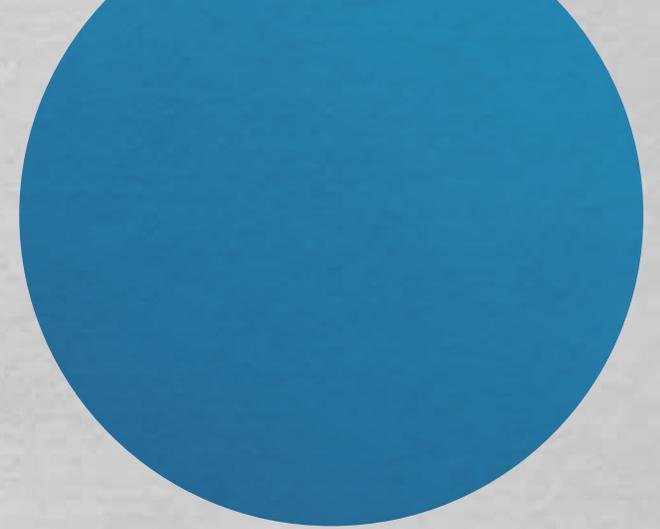
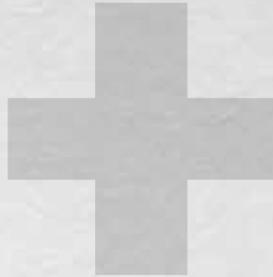
BOOKCASES.SHORTCUTS.DIARY



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



[cainlogistics.co.uk](http://cainlogistics.co.uk)



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