



S2 NORTH

SHERBURN2

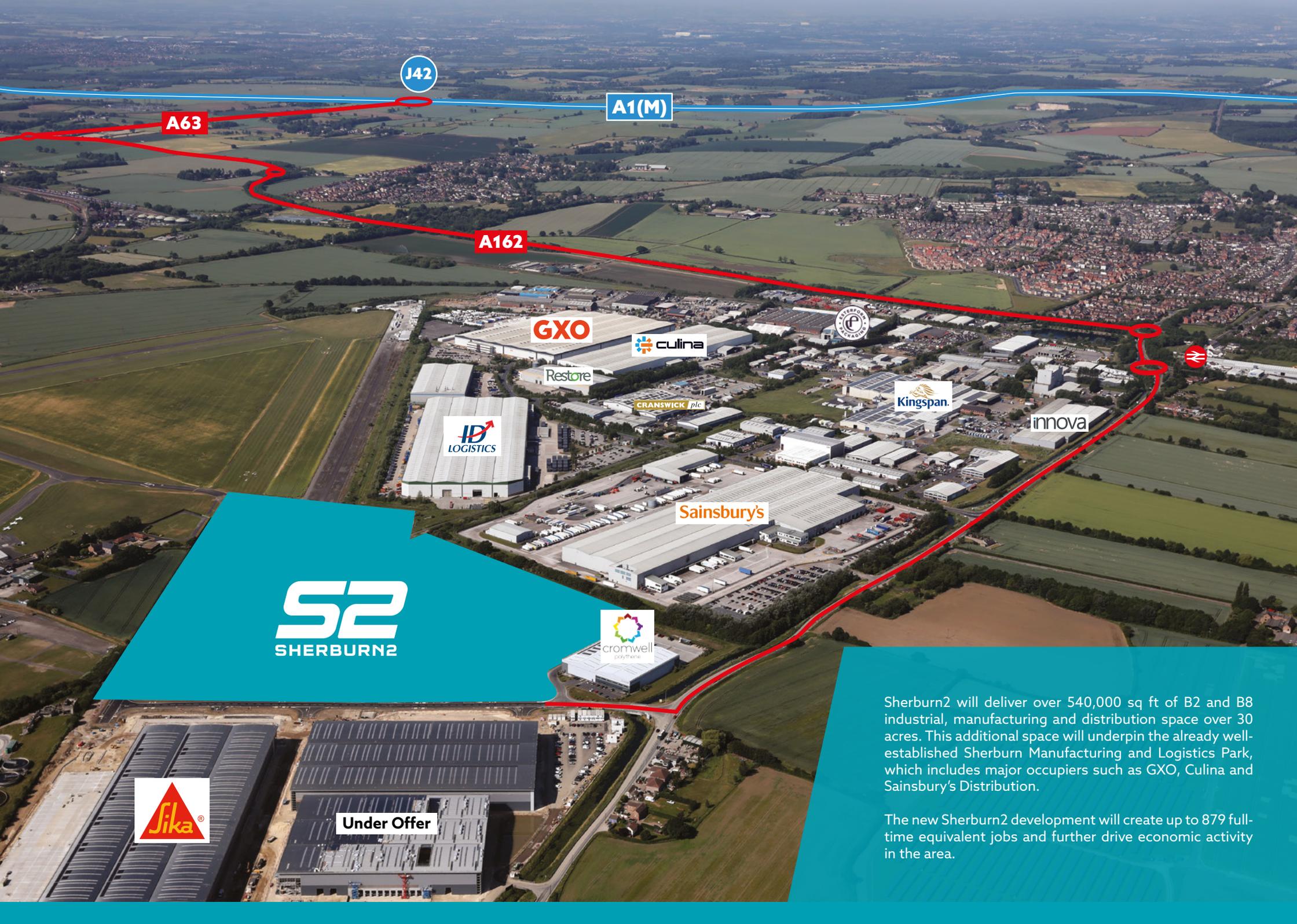
JCT 42 A1(M) • SHERBURN IN ELMET • LS25 6RE

www.sherburn2.co.uk

New Industrial / Warehouse Units
To Let / For Sale

13,000 - 48,330 sq ft
(1,208 - 4,490 sq m)

✓ Detailed planning approved



J42

A1(M)

A63

A162

GXO

culina

Restore

CRANSWICK plc

ID LOGISTICS

Kingspan

innova

Sainsbury's

cromwell polythene

S2
SHERBURN2

Sika

Under Offer

Sherburn2 will deliver over 540,000 sq ft of B2 and B8 industrial, manufacturing and distribution space over 30 acres. This additional space will underpin the already well-established Sherburn Manufacturing and Logistics Park, which includes major occupiers such as GXO, Culina and Sainsbury's Distribution.

The new Sherburn2 development will create up to 879 full-time equivalent jobs and further drive economic activity in the area.

POST CODE
LS25 6RE

/// cocoons.hazelnuts.prongs



S2 NORTH

SHERBURN2

Established Location

Sherburn2 North is situated in an excellent location for logistics and manufacturing companies. Located within a very well established and expanding industrial estate in Yorkshire, Sherburn2 North offers unrivalled access to Junction 42 of the A1(M) which in turn connects to the M1 and the M62. Leeds, York, Doncaster, Hull as well as the East Coastal towns are all in easy reach.

Sherburn-in-Elmet is a growing market town with several emerging housing developments which will further boost the local population and add to the existing skilled workforce catchment.



Suitable Skills and Sectors in the Local Area



8,000 manufacturing workers within Selby District (22.9% Vs 7.6% UK)



3,500 transport and storage workers within Selby District (10.0% Vs 5.1% UK)

Sherburn2 North offers four detached units, constructed to the highest of standards providing quality warehouse or manufacturing accommodation built to an institutional specification. The units will offer occupiers, sustainable and efficient space to enable their businesses to flourish in an established and sought after location.

Speculative Industrial / Warehouse Development

To Let / For Sale

13,000 - 48,330 sq ft

(1,208 - 4,490 sq m)



Accommodation

Unit	Warehouse	Offices	Total GIA
North 2	21,600 sq ft	2,400 sq ft	24,000 sq ft
North 4	12,350 sq ft	650 sq ft	13,000 sq ft
North 5	46,000 sq ft	2,330 sq ft	48,330 sq ft
North 6	35,000 sq ft	1,760 sq ft	36,760 sq ft

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NORTH 6

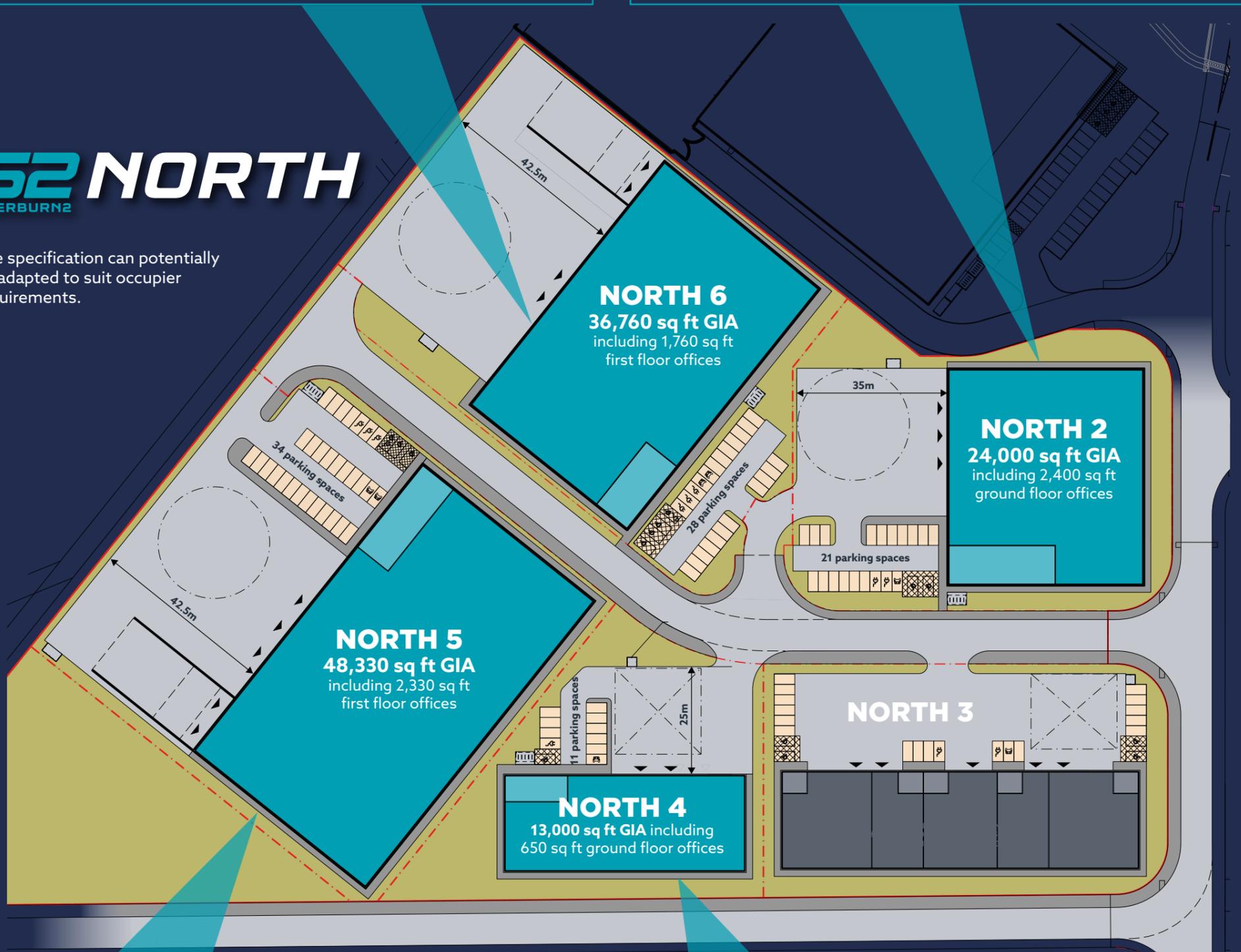
Haunch Height	10m
Roof Lights	12%
Floor Loading	50kN/m2
Loading Doors	2x ground level, 2x dock levellers
Power	101 KVA
Total Site Area	2.00 acres
Passenger Lift	8 person
Shower Facilities	✓

NORTH 2

Haunch Height	8m
Roof Lights	12%
Floor Loading	50kN/m2
Loading Doors	3x ground level
Power	67 KVA
Total Site Area	1.35 acres
Shower Facilities	✓

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The specification can potentially be adapted to suit occupier requirements.



NORTH 5

Haunch Height	10m
Roof Lights	12%
Floor Loading	50kN/m2
Loading Doors	3x ground level, 2x dock levellers
Power	144 KVA
Total Site Area	2.27 acres
Passenger Lift	8 person
Shower Facilities	✓

NORTH 4

Haunch Height	6m
Roof Lights	12%
Floor Loading	37.5kN/m2
Loading Doors	2x ground level
Power	50 KVA
Total Site Area	0.75 acres

ESG specification includes:



Target BREEAM Excellent



Target EPC A



EV charging



Automatic PIR LED lighting to offices



Air source heat pump



10% solar (PV) roof panels



Optional rainwater harvesting



Dedicated picnic areas



Cycle storage



2km circular cycle/walking path



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BREEAM & EPC

BREEAM Excellent and an EPC Rating A are targeted throughout the development.

Planning

Detailed planning approved.

Contacts

For further information, please contact the joint agents:

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Terms

The units are available by way of new full repairing and insuring leases to be agreed. The units are also available on a freehold basis. Further details are available upon request.

Service Charge

A service charge will be payable to cover the maintenance of the estate common parts. Please refer to the agents for more information.

VAT & Legal Costs

VAT will be charged where applicable. Each party to be responsible for their own legal costs incurred in the transaction.



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