



New Prime Industrial / Distribution Unit

329,583 SQ FT / 30,619 SQ M

**BUILD-TO-SUIT OPPORTUNITY**

Leodis Way, Leeds, LS10 1AZ



LOCATION



WELLNESS



LABOUR

SYMINGTONS

YUSEN LOGISTICS

STOURTON PARK & RIDE  
(4 MIN DRIVE)

LEEDS

SIEMENS

CEMEX

BATLEYS

DHL

M621 J7 ↗  
(1 mile)

**UNIT 2**  
BUILD-TO-SUIT OPPORTUNITY OF  
**UP TO 330,000 SQ FT**

KLOECKNER METALS UK

LEEDS FREIGHTLINER TERMINAL

SIG DISTRIBUTION

**UNIT 3**  
InPost

ROYAL MAIL

**UNIT 1**  
76,509 SQ FT

ARLA FOODS

A639

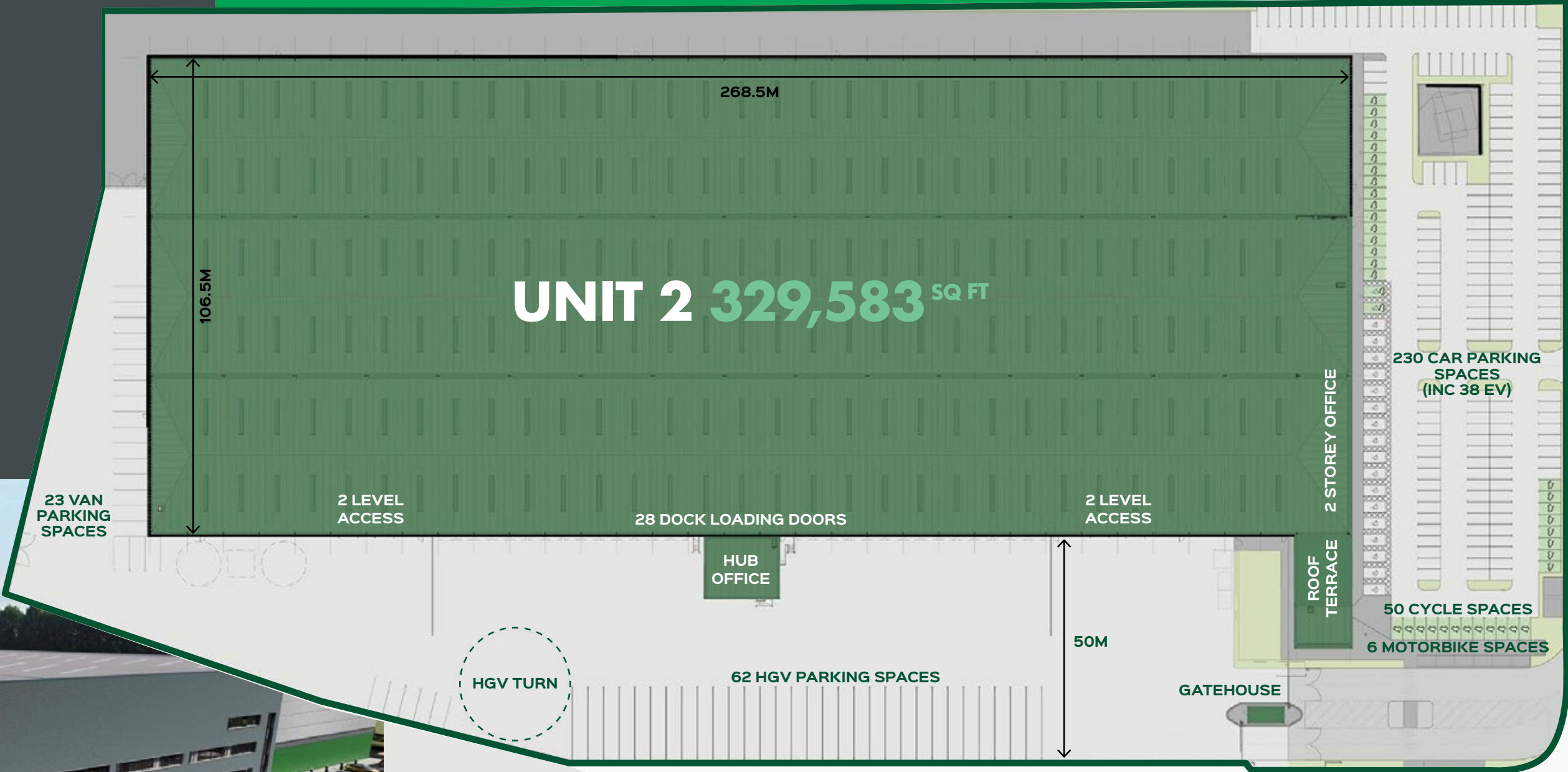
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M1 J44 ↘  
(1.2 miles)

UNIT 2 329,583 SQ FT

|                        | SQ M   | SQ FT   |
|------------------------|--------|---------|
| Warehouse & Undercroft | 28,686 | 308,776 |
| Offices                | 1,478  | 15,909  |
| Hub Office (2 storey)  | 438    | 4,715   |
| Gatehouse              | 17     | 183     |
| Total (GIA)            | 30,619 | 329,583 |

| Pallet Racking | Wide Aisle | VNA    |
|----------------|------------|--------|
|                | 44,520     | 59,456 |



15M CLEAR  
INTERNAL  
HEIGHT



1600 KVA (HV FED)  
POWER SUPPLY



50KN FLOOR  
LOADING



50M YARD  
DEPTH



62 HGV  
SPACES



28 DOCK LEVEL  
LOADING DOORS



384 TOTAL CAR  
PARKING SPACES  
(INC. OVERFLOW)

\*based on assumed electricity  
rates, consumption and export.



## 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

**BREEAM “OUTSTANDING”**

**EPC-A**

**Designed using WELL building standard principles**

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

Baytree  
**edge**

innovation at work



# 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



**15.2%**

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

**65%**

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

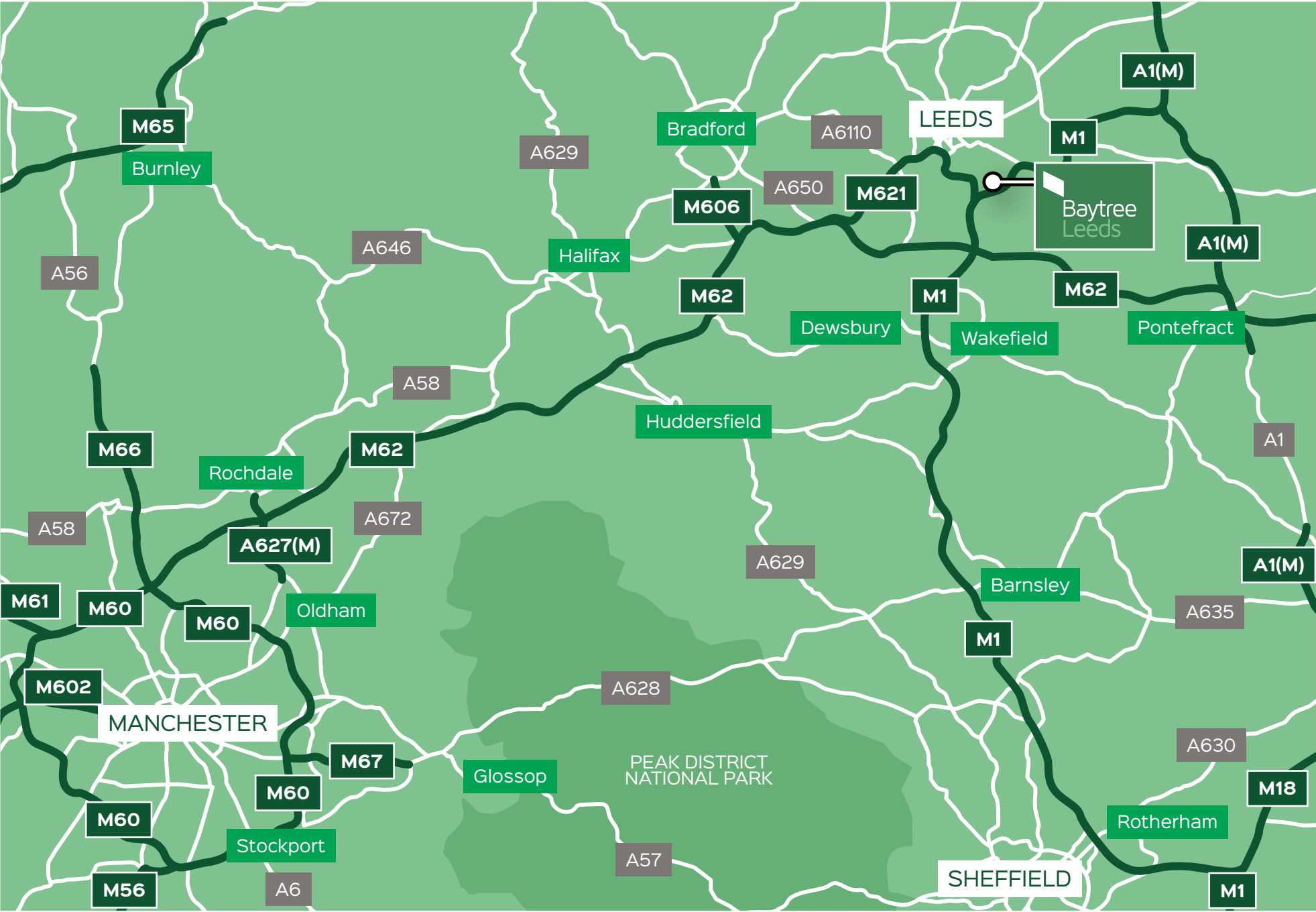


**£640.30**

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.



**BAYTREE-LEEDS.COM**

# CONTACT

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DTRE



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