



Two new prime industrial / distribution units

**76,509 | 145,953** SQ FT

**AVAILABLE FOR IMMEDIATE OCCUPATION**



LOCATION



WELLNESS



LABOUR



# LOCATION

Leeds Freight Terminal	100 yards
M621 J7	1 mile
M1 J44	1.2 miles
M62 J29	4 miles
Leeds Train Station	3 miles
Leeds Bradford Airport	12.3 miles
Sheffield	32 miles
Manchester	46 miles
Birmingham	116 miles
London	192 miles



LEEDS

SIEMENS

BATLEYS

CEMEX

KLOECKNER METALS UK

LEEDS FREIGHTLINER TERMINAL

AWM STOURTON

SIG DISTRIBUTION

ROYAL MAIL

ARLA FOODS

UNIT 2  
BUILD-TO-SUIT OPPORTUNITY OF  
329,583 SQ FT

UNIT 3  
145,953 SQ FT

UNIT 1  
76,509 SQ FT

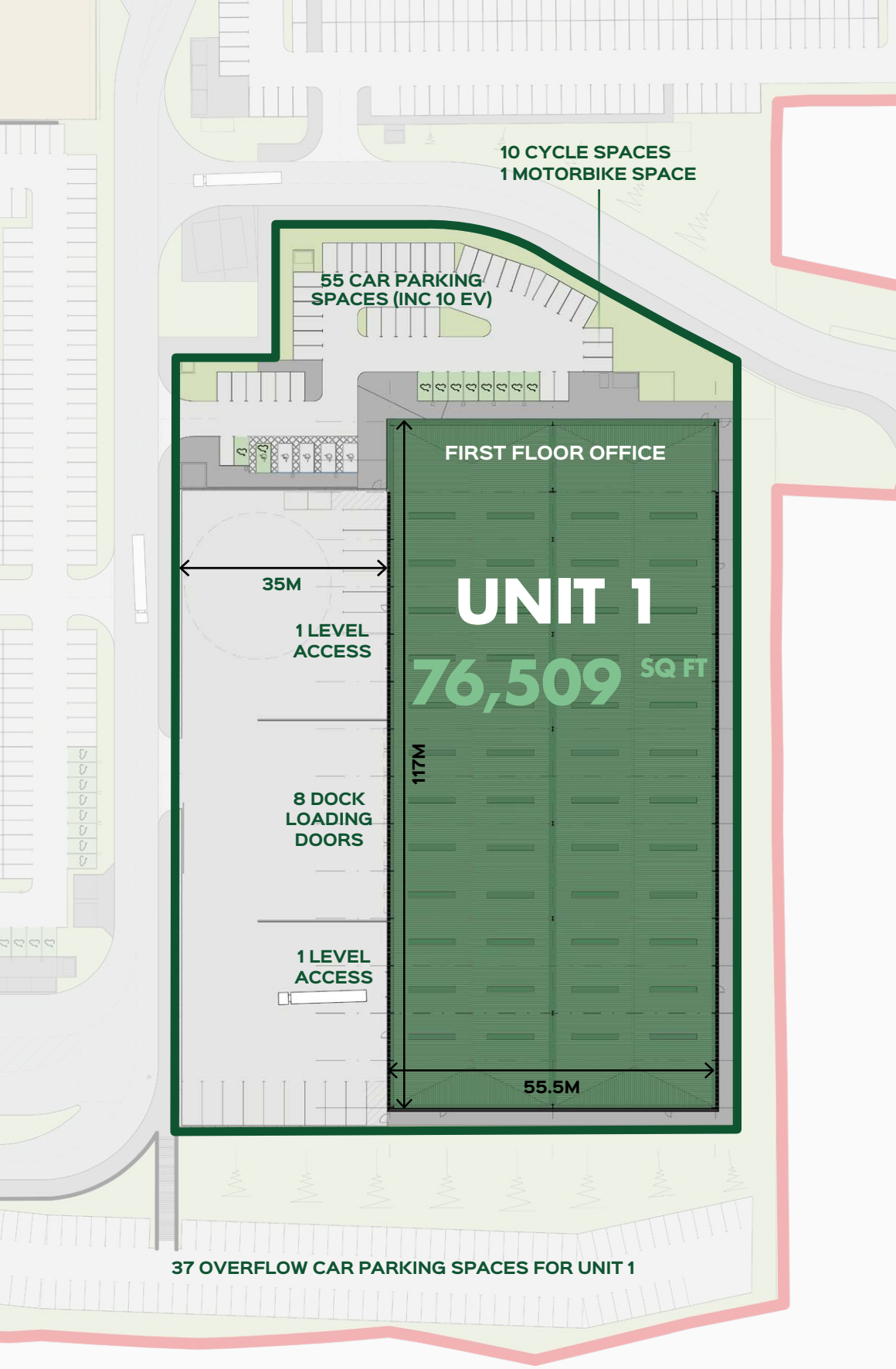
M621 J7 ↗  
(1 mile)

A639

A639

M1 J44 ↘  
(1.2 miles)





## UNIT 1 76,509<sup>SQ FT</sup>

	SQ M	SQ FT
Warehouse	6,362	68,480
Offices	746	8,029
<b>Total (GIA)</b>	<b>7,108</b>	<b>76,509</b>

Pallet Racking	Wide Aisle	VNA
	4,980	6,564



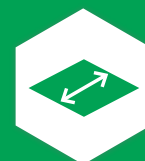
12.5 CLEAR  
INTERNAL  
HEIGHT



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  
(INCL. OVERFLOW)

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

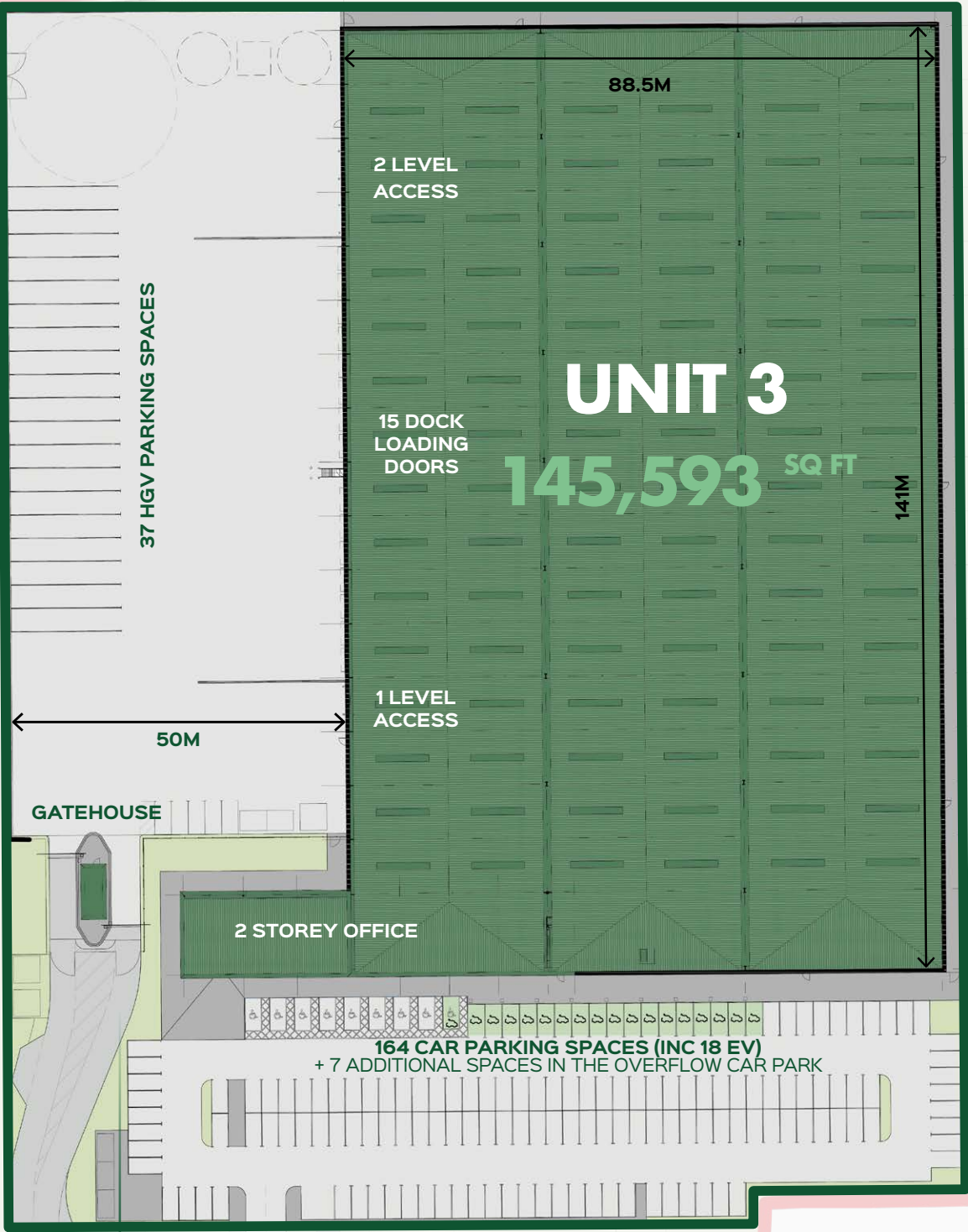


UNIT 3 145,593<sup>SQ FT</sup>

	SQ M	SQ FT
Warehouse & Undercroft	12,631	135,961
Offices	906	9,755
Gatehouse	22	237
Total (GIA)	13,559	145,953

Pallet Racking	Wide Aisle	VNA
	18,128	23,912



15 CLEAR  
INTERNAL  
HEIGHT



800 KVA (HV FED)  
POWER SUPPLY



50KN FLOOR  
LOADING



50M YARD  
DEPTH



PV PANELS OFFERING  
PROJECTED SAVING OF  
£70,000 PER ANNUM\*



BREAKOUT  
AND ENHANCED  
OFFICE AREAS



171 TOTAL CAR  
PARKING SPACES  
(INCL. OVERFLOW)

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



UNIT 1



UNIT 3





## 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<sup>2</sup> Levels
- Office indoor temperature
- Office indoor humidity levels
- External Air Quality
- External Noise levels



## HEALTH AND WELLBEING OF BUILDING USERS

Outdoor multipurpose 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**

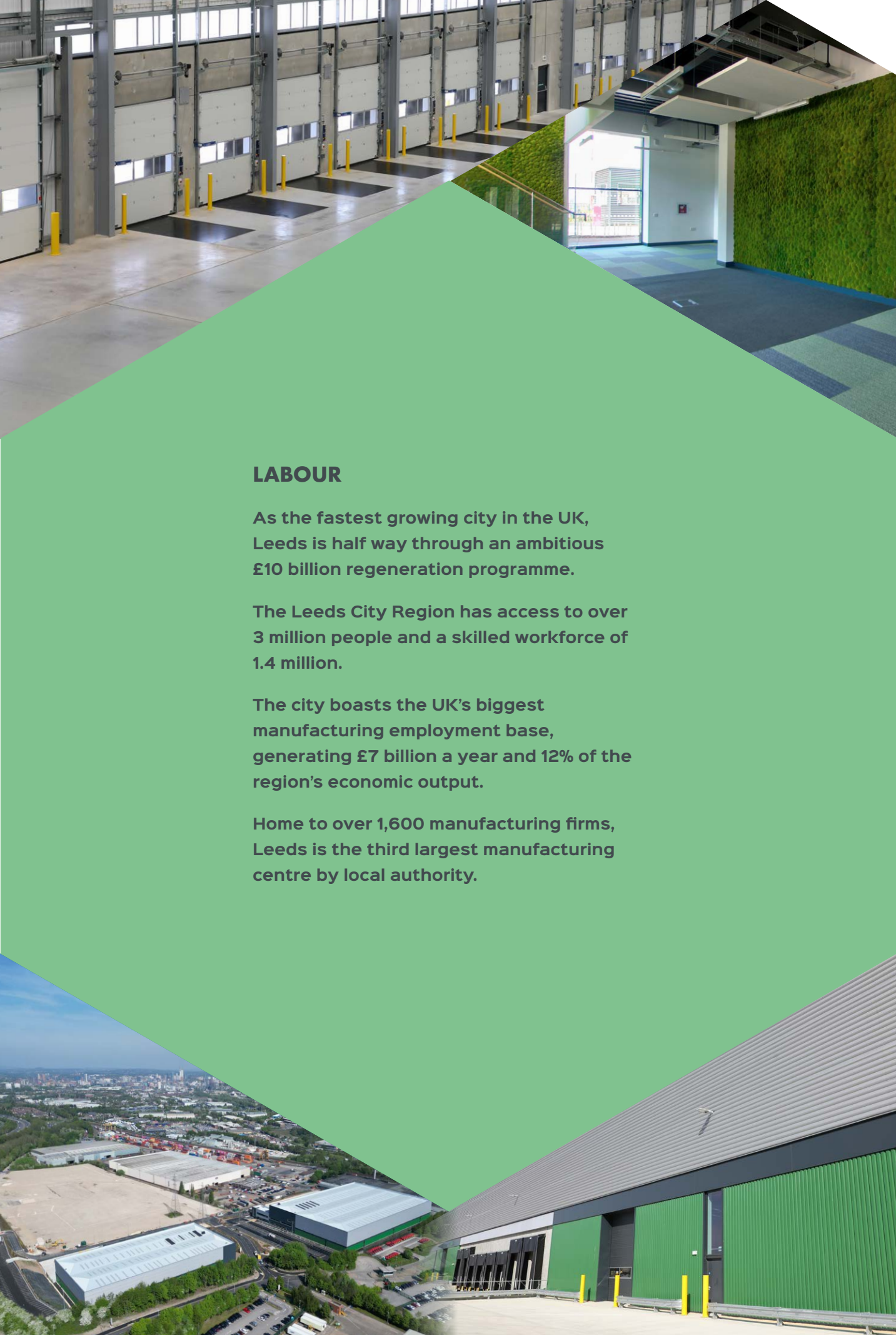
**Materials specified using the UK Green Building Council “Circular Economy” selection hierarchy**

Baytree  
edge

innovation at work







**LABOUR**

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.



**LABOUR**

**620,893**  
Households live within  
a 30-minute car drive



**15.2%**  
People working in the  
manufacturing/transportation  
& storage sector compared to  
12.6% nationally

**65%**  
People qualified  
NVQ3 or above  
vs average 61%  
in Great Britain

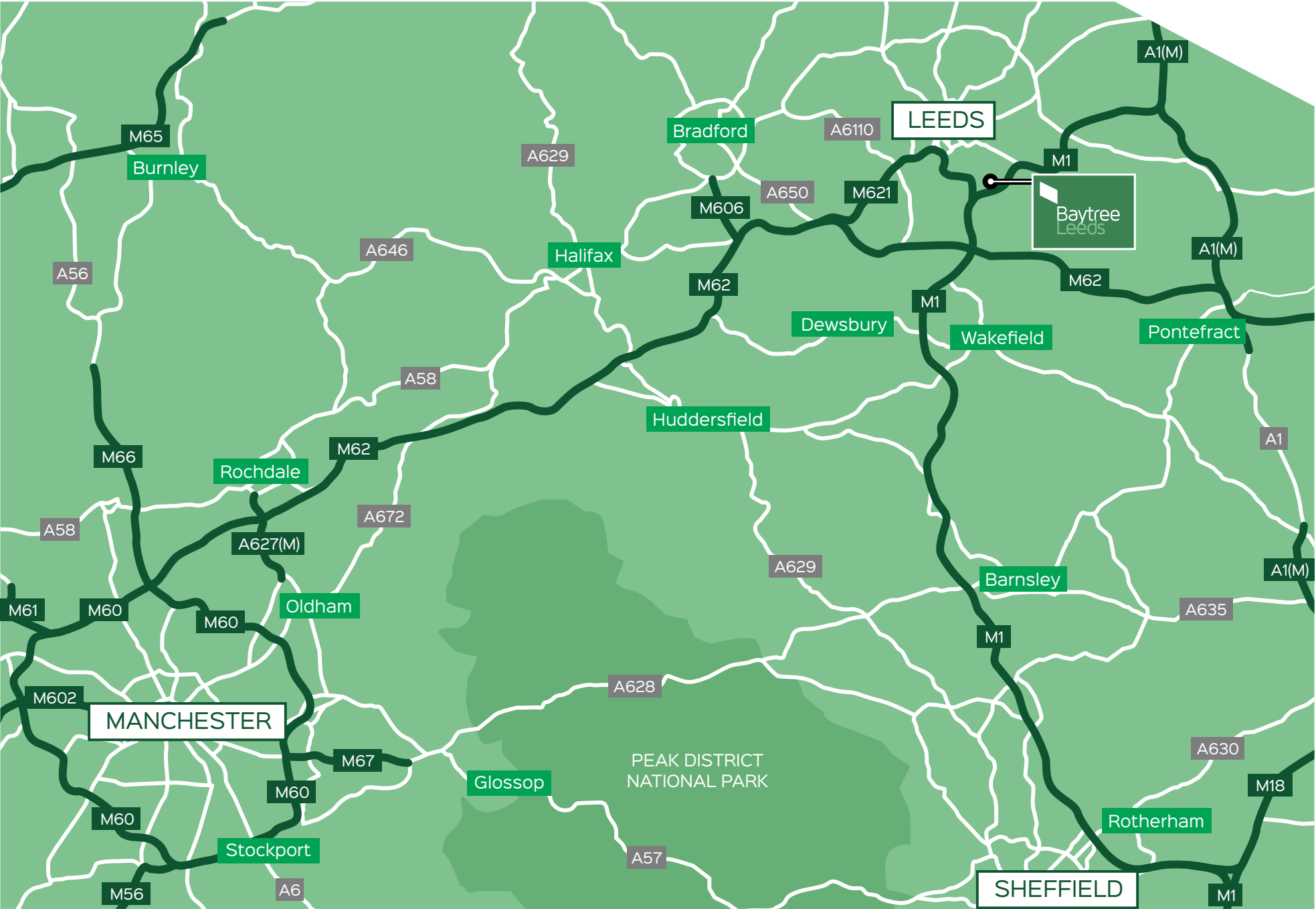


**£640.30**  
Gross weekly  
earning compared  
to £682.60 nationally



Figures based on Leeds city & west yorkshire regions  
Data Source: [nomisweb.co.uk](https://www.nomisweb.co.uk)





**Terms:**  
Units are available by way of a new FRI lease, terms to be agreed. For further details contact the joint agents.

**Planning:**  
Detailed planning consent granted for B8 use.



**Baytree**

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