

T45

Leeds LS9 0AA

- › 23 new industrial/warehouse units
- › 4,443 - 34,324 sq ft
- › On site Q2 2022

To let

Premier Farnell

Amazon

John Lewis

◀ Leeds

A63

M1 J45 ▶

Chancerygate 

BRIDGES
Fund Management

www.leadst45.co.uk

Leeds T45

West Yorkshire's premier industrial and logistics location with new nearby developments attracting DHL, Amazon, Beer Hawk, Premier Farnell, John Lewis, McLaren and Lamborghini.

The site is highly prominent on to the A63, a main arterial route into Leeds City Centre which is just 3 miles to the west, whereas Junction 45 of the M1 is just 0.5 miles to the East.

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.

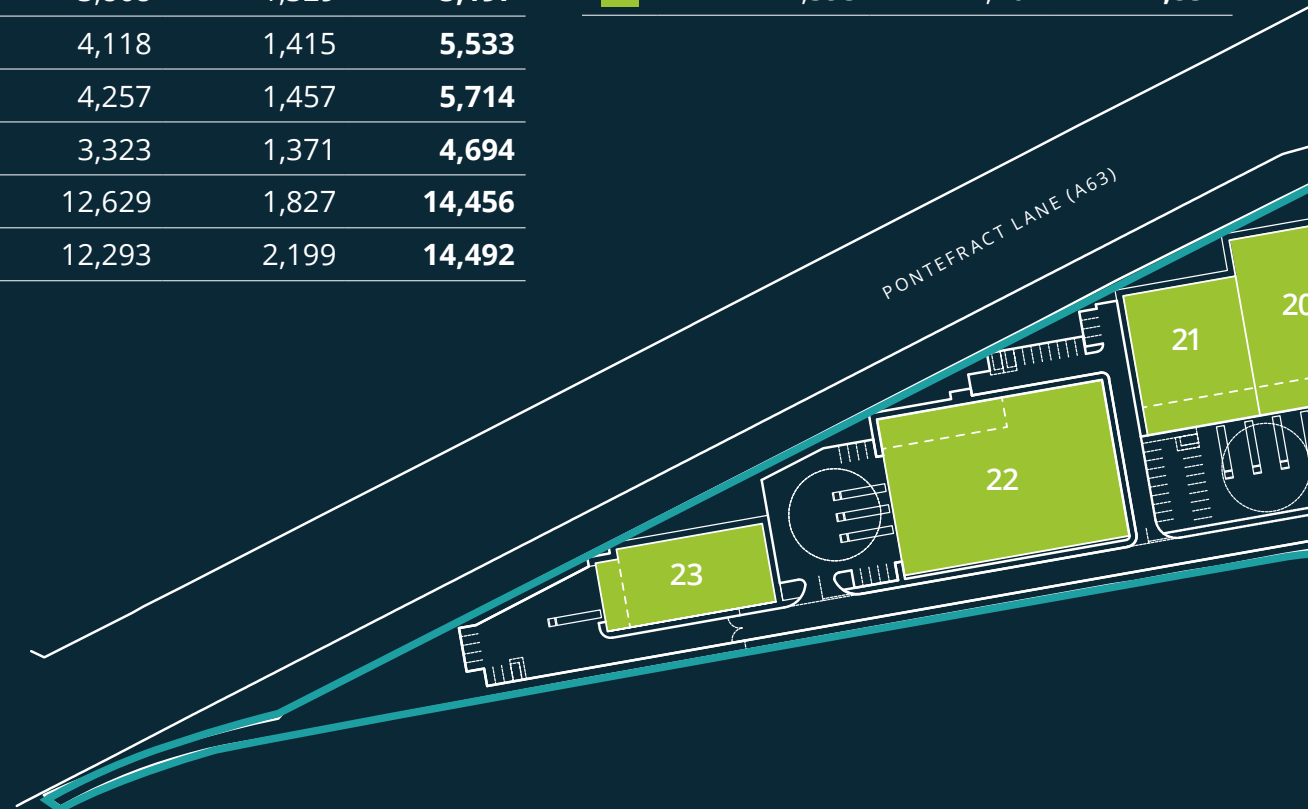
The site sits within the Leeds City Region Enterprise Zone providing certain benefits to occupiers locating here.

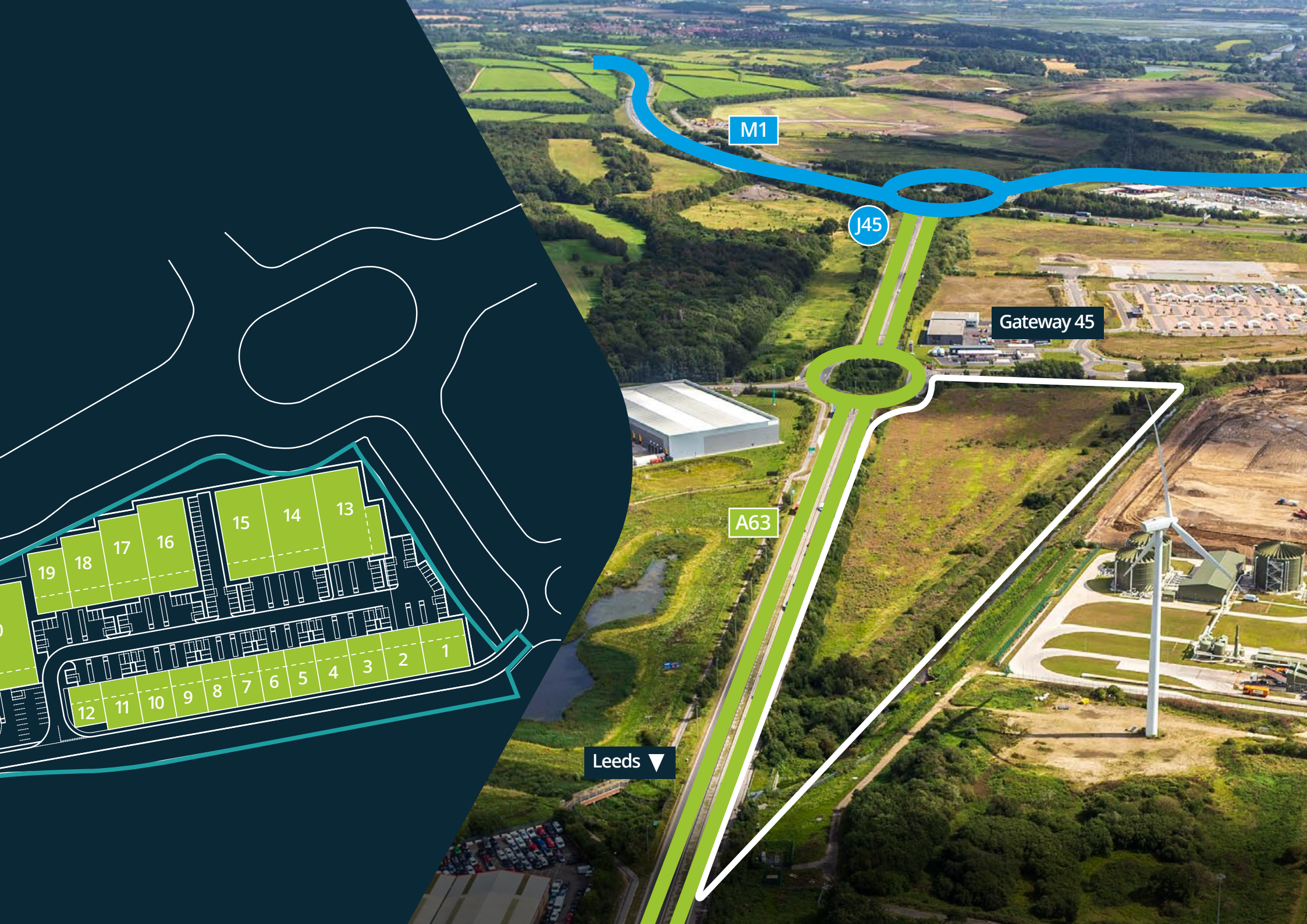
Accommodation

All areas are approximate on a GEA (Gross External Area) basis.

Unit	Ground Floor	First Floor	Total
1	5,357	1,841	7,198
2	4,742	1,629	6,371
3	4,118	1,415	5,533
4	4,118	1,415	5,533
5	3,619	1,243	4,862
6	3,307	1,136	4,443
7	3,307	1,136	4,443
8	3,619	1,243	4,862
9	3,868	1,329	5,197
10	4,118	1,415	5,533
11	4,257	1,457	5,714
12	3,323	1,371	4,694
13	12,629	1,827	14,456
14	12,293	2,199	14,492

Unit	Ground Floor	First Floor	Total
15	10,890	1,948	12,838
16	10,935	1,951	12,886
17	8,615	1,691	10,306
18	7,478	1,672	9,150
19	5,827	1,519	7,346
20	17,532	2,774	20,306
21	13,987	2,795	16,782
22	30,970	3,354	34,324
23	11,395	1,462	12,857





M1

J45

Gateway 45

A63

Leeds ▼

Units 1-12

4,443 up to 58,850 sq ft (units 1-12 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 Clear internal height 8.4m	 First floor for storage or fitting out as office space	 Generous yards
 37.5kN sq m floor loading	 Electric loading doors	 Electric car charging points
 12 year collateral warranty available	 Ability to combine units	 Landscaped environment

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.



Computer generated image

Leeds T45



Image of previous Chancerygate development



Image of previous Chancerygate development



Image of previous Chancerygate development

Units 13-21 & 23

7,346 up to 41,786 sq ft (units 13-15 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 Clear internal height 8.4m	 First floor for storage or fitting out as office space	 Generous yards
 37.5kN sq m floor loading	 Electric loading doors	 Electric car charging points
 12 year collateral warranty available	 Ability to combine units	 Landscaped environment

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.



Computer generated image of units 13-19

Leeds T45



Image of previous Chancerygate development



Computer generated image of units 20-21



Image of previous Chancerygate development

Unit 22

34,324 sq ft

General Specification

Flexible industrial/warehouse unit with fully fitted first floor offices.



Clear internal
height 10m



Private gated
yard



Generous
yards



50kN sq m
floor loading



Electric
loading doors



Electric car
charging points



12 year collateral
warranty available



Fitted first
floor offices



Landscaped
environment

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.



Computer generated image of unit 22

Leeds T45



Image of previous Chancerygate development



Image of previous Chancerygate development



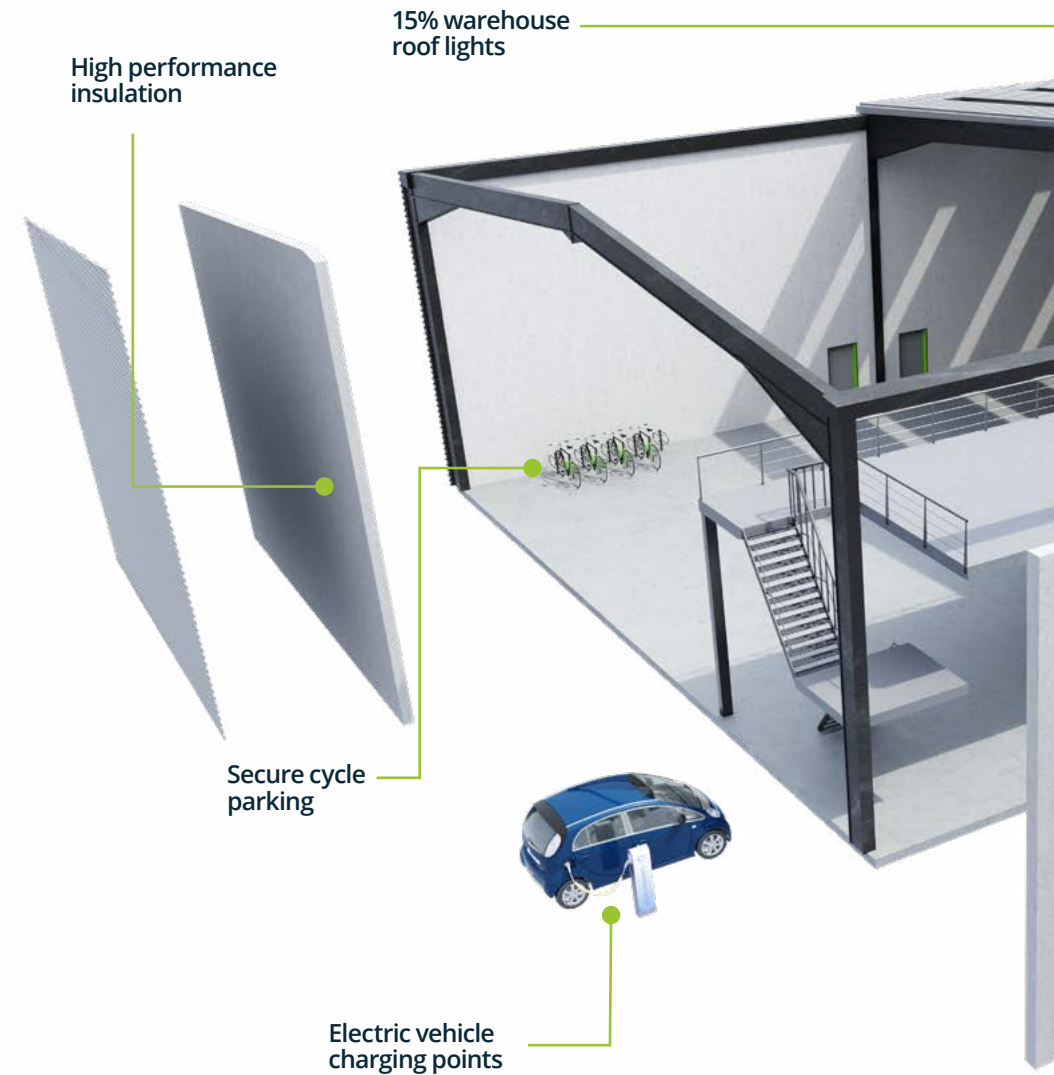
Image of previous Chancerygate development

Green Credentials

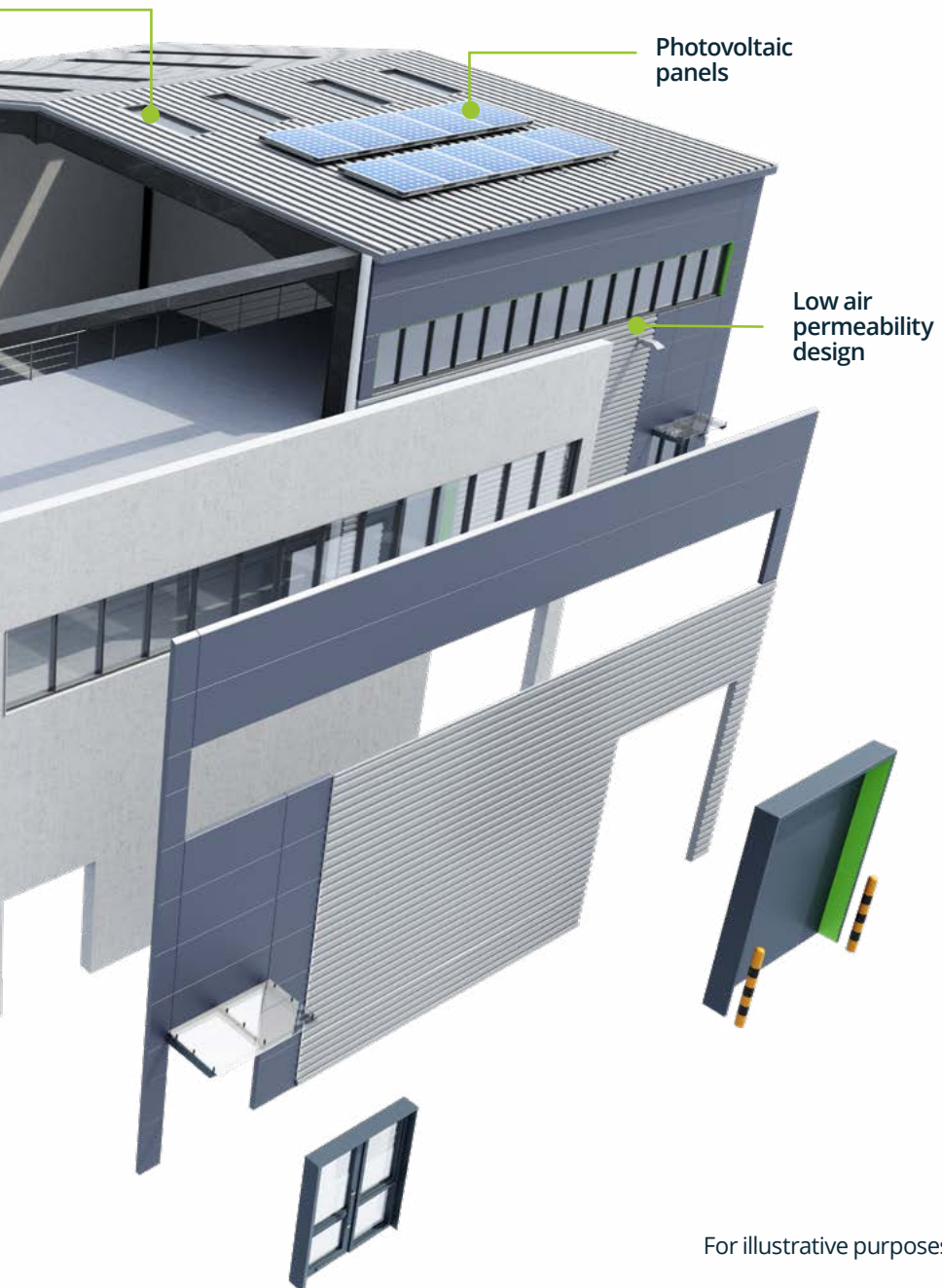
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation.

The green initiatives we employ to achieve this have included:

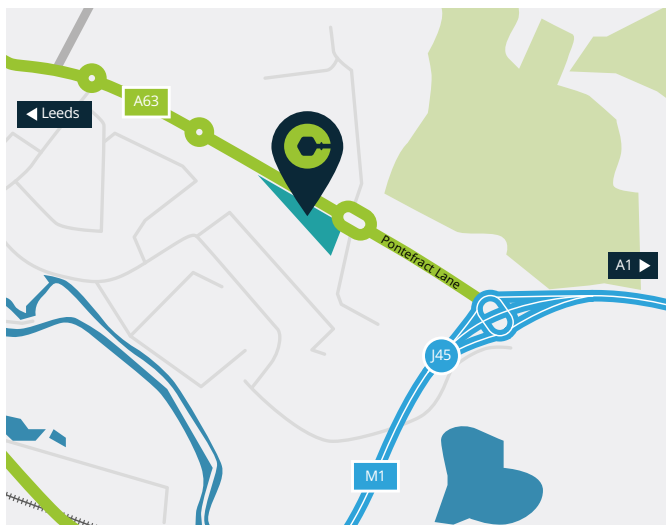
- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



Leeds T45



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Travel Distances

Road

M1 (J45)	0.5 miles
M621 (J3)	3 miles
M62	4.7 miles
Leeds City Centre	3 miles
Huddersfield	20 miles

Rail:

Leeds Train Station	3 miles
Burley Park Train Station	5.3 miles
Woodsford Train Station	5.4 miles

Airport:

Leeds Airport	11 miles
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Leeds T45,
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2021.

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