

T45

Leeds LS9 0AA

For sale/to let
Unit 22
33,009 sq ft



Chancerygate

BRIDGES
Fund Management

Strategic locations. Sustainable buildings.

The site is situated in a highly prominent position on the A63, a main arterial route into Leeds City Centre, which is 3 miles away.

It is in close proximity to new developments attracting DHL, Amazon, Beer Hawk, Premier Farnell, John Lewis, McLaren and Lamborghini and is just 0.5 miles from Junction 45 of the M1.

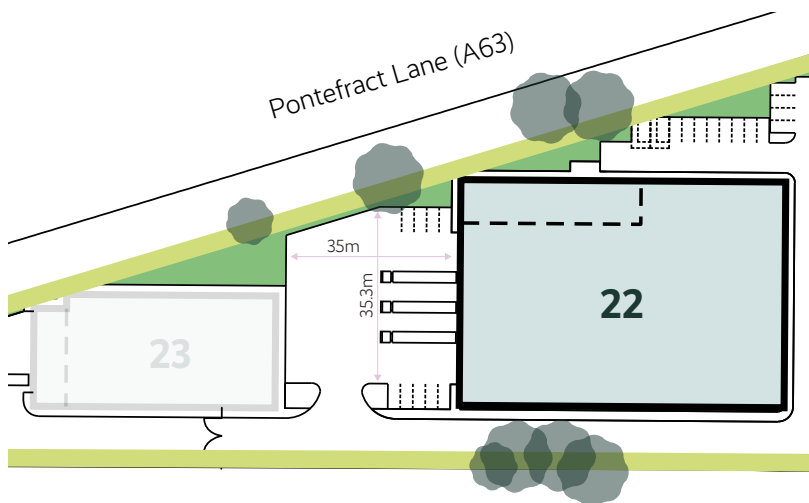
Leeds is the fourth largest city in the UK, with the region having a population of over 3 million people, and an estimated catchment of 7 million living within an hour's drive time.

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) sq ft basis.

Unit	Ground floor	First floor	Total
22	29,643	3,366	33,009
		Total	33,009



Targeting
EPC A rating



Targeting
BREEAM 'Excellent'



Industrial & warehouse

33,009 sq ft

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

Green initiatives at T45 include:

- Solar PV panels
- Air source heat pumps
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- Landscaped communal areas enhancing biodiversity
- Exterior or interior cycle storage, to encourage cycling to work
- Low speed limit restrictions to reduce emissions

Available Q1 2026



50kN sq m
floor loading



10m minimum
clear internal height



Electric loading
doors



Secure cycle
storage



35m yard



Fitted first
floor office



Kitchenette



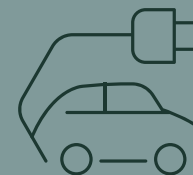
Private gated
yard



23 parking
spaces



12 year collateral
warranty available



4 EV charging
spaces



Solar power

Right spaces.
Right places.

Pontefract Lane, Cross Green, Leeds LS9 0AA



Road	Distance (miles)	Airport	Distance (miles)
M1 (J45)	0.5	Leeds	11
M621 (J3)	3		
M62	4.7		
		Rail	
		Leeds Train Station	3
		Burley Park Station	5.3
		Woodlesford Station	5.4
Town			
Leeds City Centre	3		
Huddersfield	20		

leedst45.co.uk

Contact agents to find out more



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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. March 2025 | 251822.03/25

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