

# T45

Leeds LS9 0AA

**For sale/to let**  
**23 new trade and industrial/  
warehouse units**  
4,454 - 64,551 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.

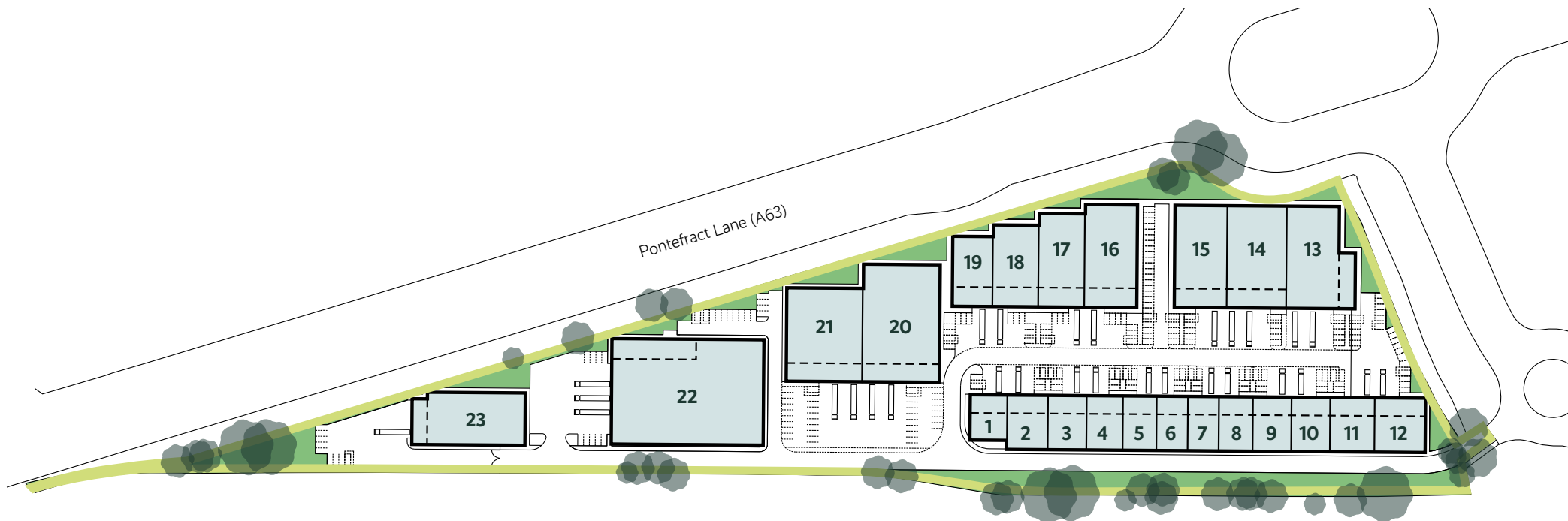
Leeds is the fourth largest city in the UK, with the region having a population of over 3 million people, and an estimated catchment of 7 million living within an hour's drive time.

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
1	3,337	1,377	4,714
2	4,268	1,461	5,729
3	4,126	1,419	5,545
4	3,876	1,333	5,209
5	3,626	1,247	4,873
6	3,314	1,140	4,454
7	3,314	1,140	4,454
8	3,626	1,247	4,873

Unit	Ground floor	First floor	Total
9	4,126	1,419	5,545
10	4,126	1,419	5,545
11	4,752	1,634	6,386
12	5,375	1,849	7,224
13	12,091	2,133	14,224
14	11,759	2,070	13,829
15	10,665	1,878	12,543
16	10,693	1,880	12,573

Unit	Ground floor	First floor	Total
17	8,206	1,592	9,798
18	7,073	1,574	8,647
19	4,692	1,230	5,922
20	17,143	2,655	19,798
21	13,319	2,633	15,952
22	29,643	3,366	33,009
23	10,157	1,995	12,112
Total			222,958

# Industrial & warehouse

## 4,454 - 64,551 sq ft

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

**Available Q1 2026**



37.5-50kN sq m  
floor loading



8.4-10m minimum  
clear internal height



Ability to  
combine units



Electric loading  
doors



Generous  
yards



Fitted first  
floor offices



Kitchenette



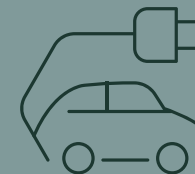
Private gated  
yards for units  
22 and 23



Generous parking  
facilities



12 year collateral  
warranty available



EV charging



Solar power





CGI of units 6-9



Previous Chancerygate development



CGI of unit 22



Previous Chancerygate development





**Sustainable approach.**  
**Positive impact.**



We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

**Green initiatives at T45 include:**

- Solar PV panels to all units\*
- Air source heat pumps to all units
- 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

\*Through use of PVs, there will be approximately 245,700 kWh of energy generation on site. This will give an estimated annual cost saving of £78,624 or £0.35 per sq ft (GEA).



Targeting  
BREEAM 'Excellent'



Targeting  
EPC A rating



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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