



New Prime Industrial / Distribution Unit

76,509 sq ft / 7,108 sq m

AVAILABLE FOR IMMEDIATE OCCUPATION

Leodis Way, Leeds, LS10 1AZ



LOCATION



WELLNESS



LABOUR

LOCATION



SYMINGTONS

YUSEN LOGISTICS

LEEDS

DHL

STOURTON PARK & RIDE
(4 MIN DRIVE)

SIEMENS

BATLEYS

CEMEX

SIG DISTRIBUTION

KLOECKNER METALS UK

LEEDS FREIGHTLINER TERMINAL

M621 J7 ↗
(1 mile)

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

UNIT 3
InPost

UNIT 1
76,509 SQ FT

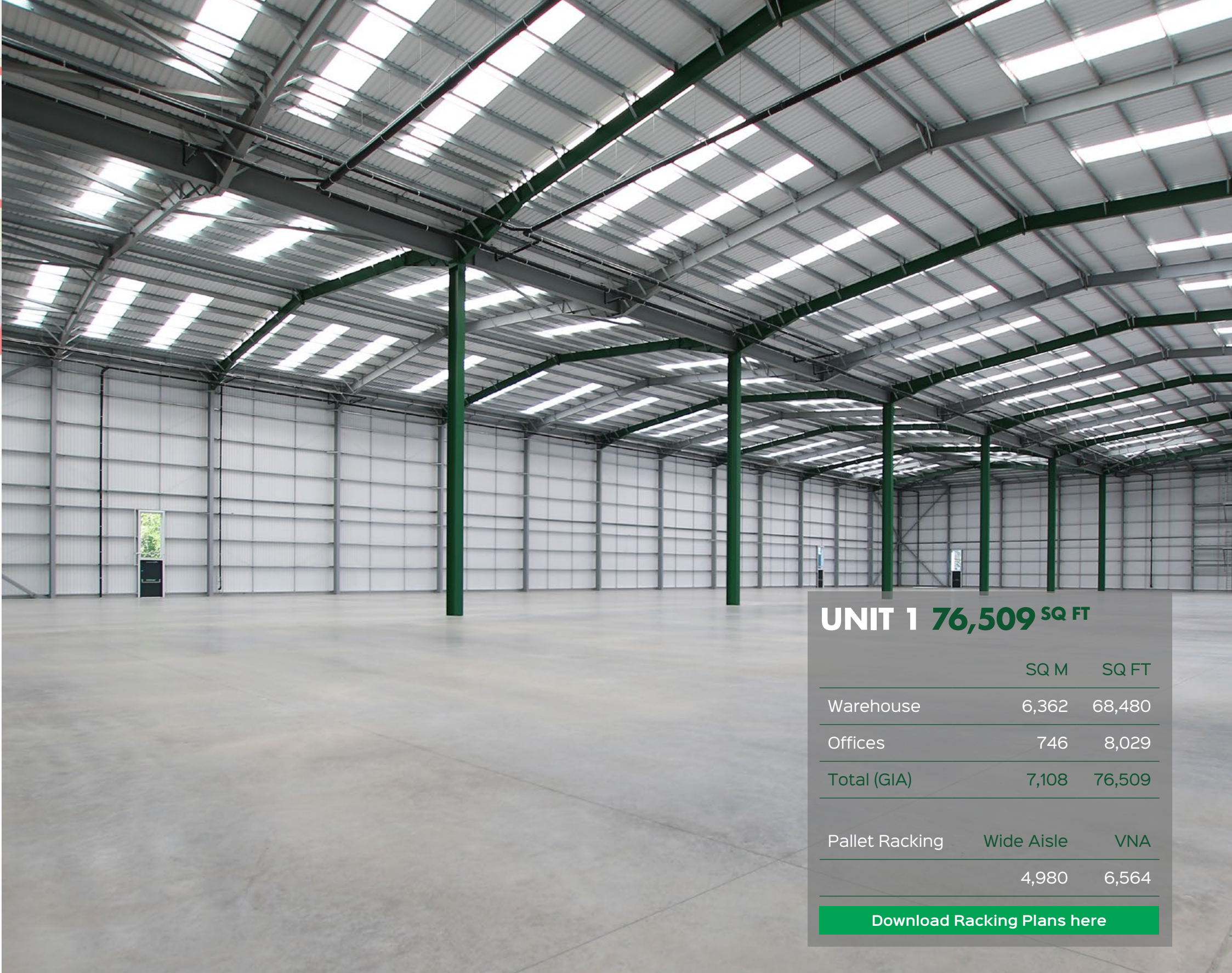
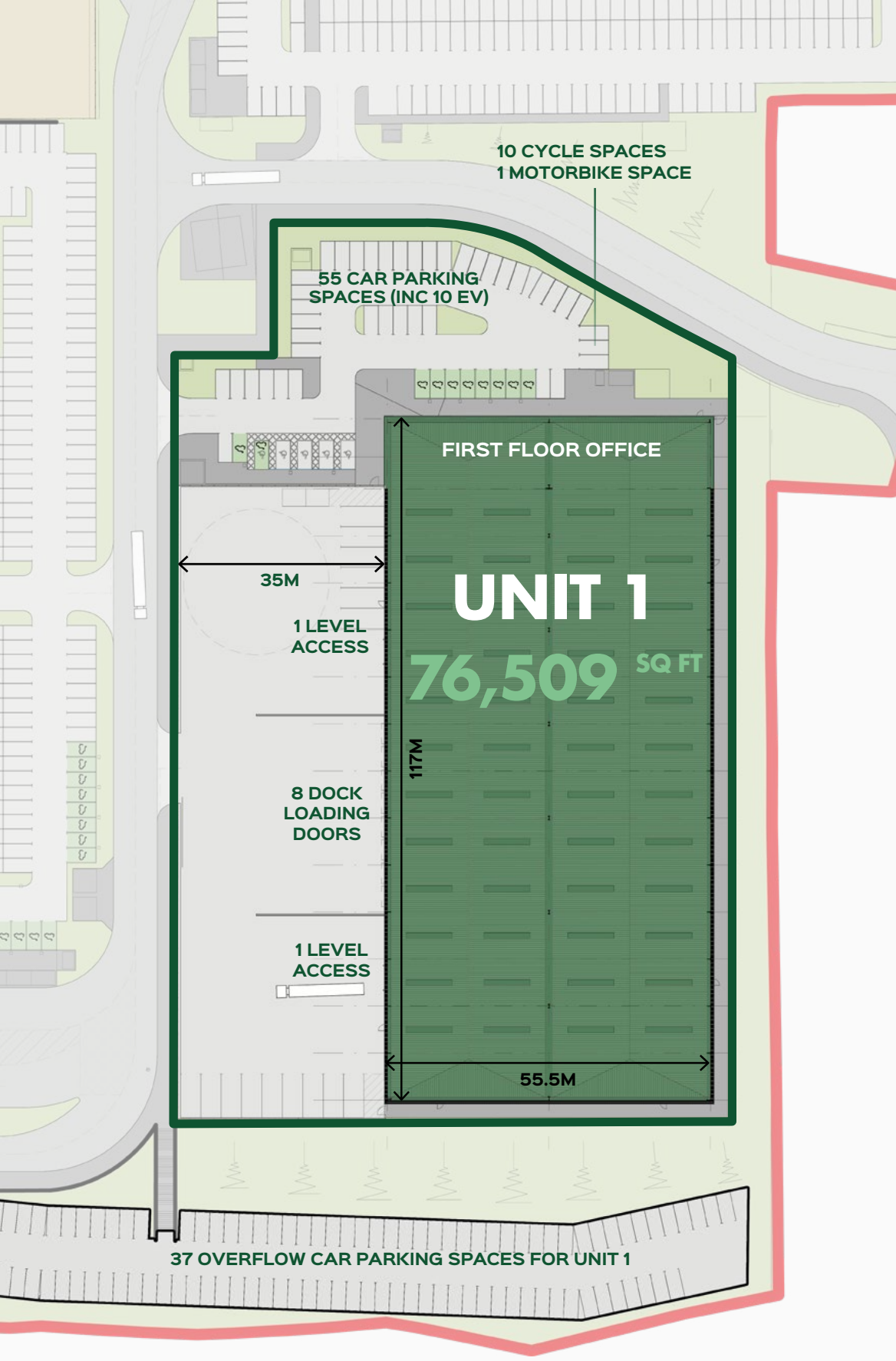
ROYAL MAIL

A639

A639

M1 J44 ↘
(1.2 miles)

ARLA FOODS



UNIT 1 76,509 SQ FT

	SQ M	SQ FT
Warehouse	6,362	68,480
Offices	746	8,029
Total (GIA)	7,108	76,509
Pallet Racking	Wide Aisle	VNA
	4,980	6,564

[Download Racking Plans here](#)



12.5 CLEAR
INTERNAL
HEIGHT



1MVA (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



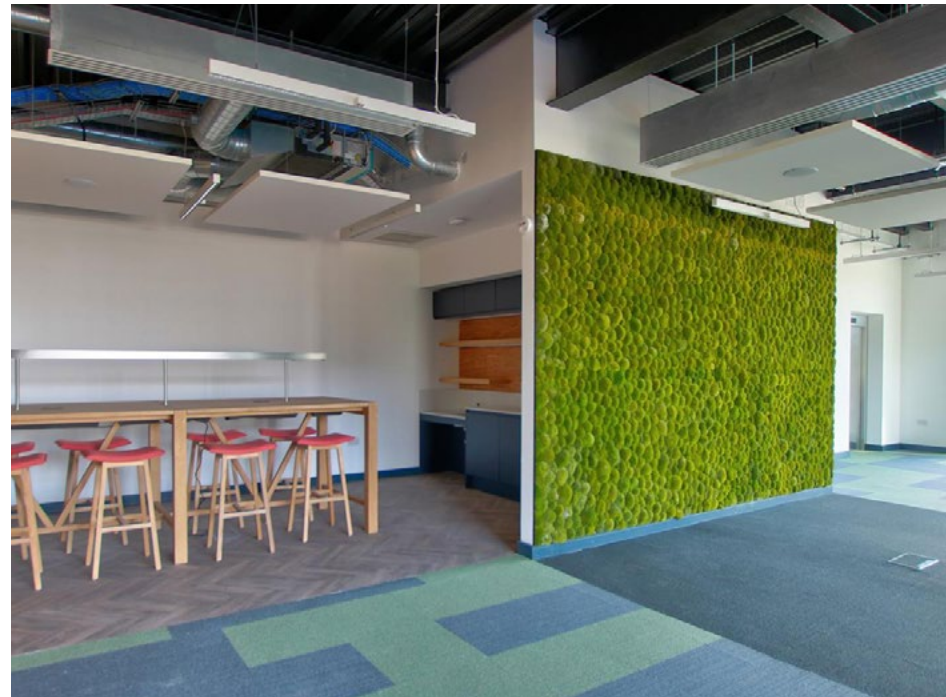
92 TOTAL CAR
PARKING SPACES
(INC. OVERFLOW)

*based on assumed electricity rates, consumption and export.

UNIT 1



UNIT 1





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 – CO₂ 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 CO₂ 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**.

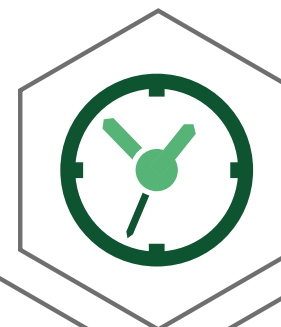
The city boasts the UK's biggest manufacturing employment base, generating **£7 billion** a year and **12% of the region's economic output**.

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

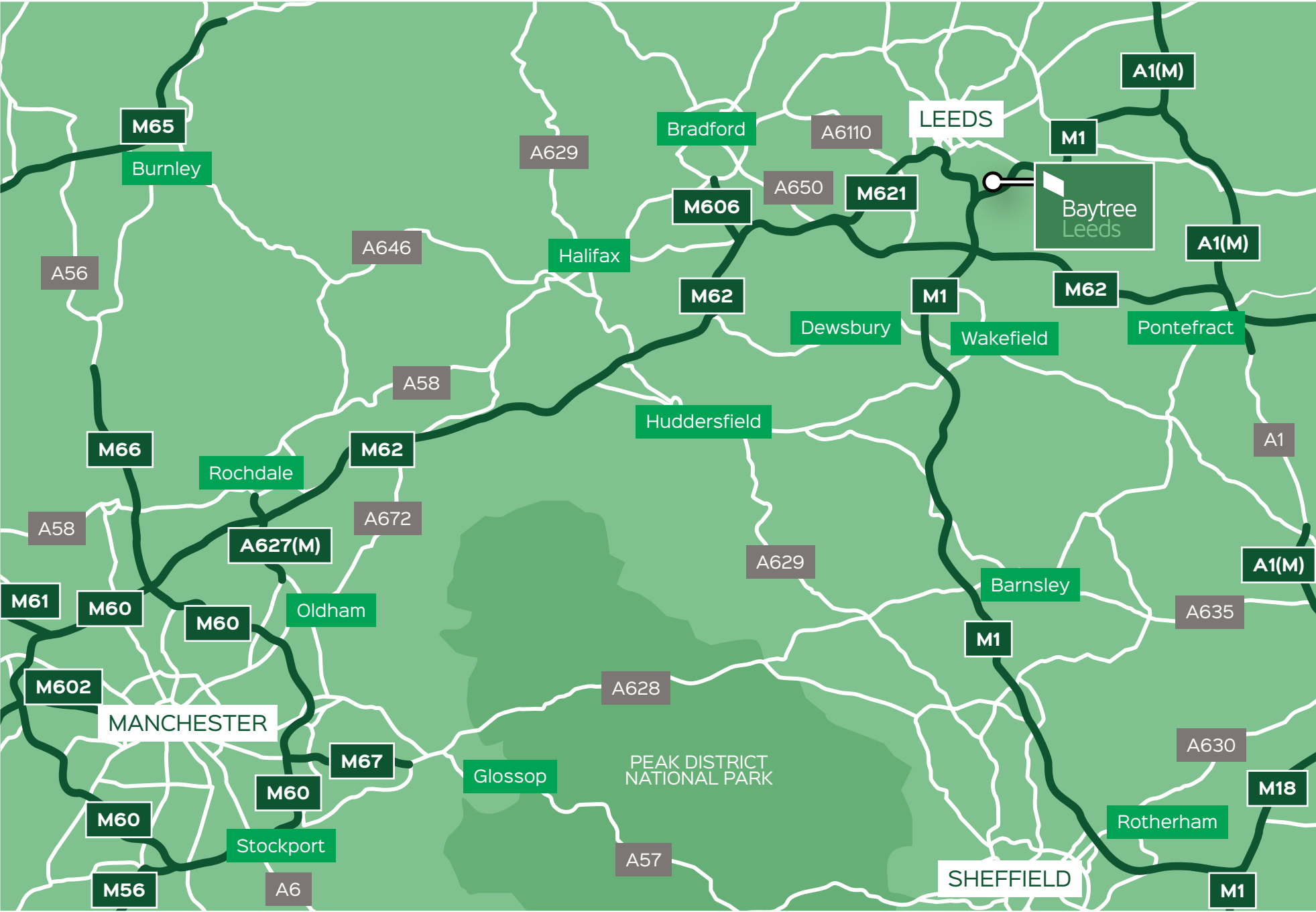


£640.30

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

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