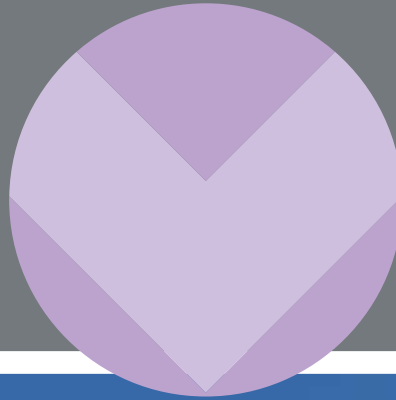


Gateway **45** Leeds

M1/J45 LEEDS  
LS9 0PS

SOUTH



A new national centre for  
logistics & manufacturing

[gateway45leeds.com](http://gateway45leeds.com)

**TO LET** - Planning secured

- Single unit of 334,000 sq ft
- Prominent site overlooking M1/J45  
5 mins to M62/J29
- Government Enterprise Zone status



# Gateway<sup>45</sup> Leeds

## LEEDS CITY REGION'S NUMBER 1 SCHEME

Gateway45 Leeds is the largest logistics and manufacturing scheme in the Leeds City Region, and will address the long-standing shortage of commercial units in the area.

Planning consent is in place for 2.64 million sq ft of B8, B1 and B2 development directly adjacent to M1 junction 45. A £7.5 million infrastructure and ground works programme, facilitating build-to-suit plots for buildings from 8,000 sq ft up to 515,500 sq ft, is now complete.

The site also benefits from Central Government Enterprise Zone status, offering a range of incentives to occupiers.



AERIAL CGI OF GATEWAY 45 LEEDS

## SOUTH

South at Gateway45 Leeds offers a highly prominent and accessible site, overlooking the M1 motorway next to junction 45.

The site extends to 24.3 acres and provides the opportunity to develop a 334,000 sq ft cross docked unit.

### ACCOMMODATION

#### SOUTH 334

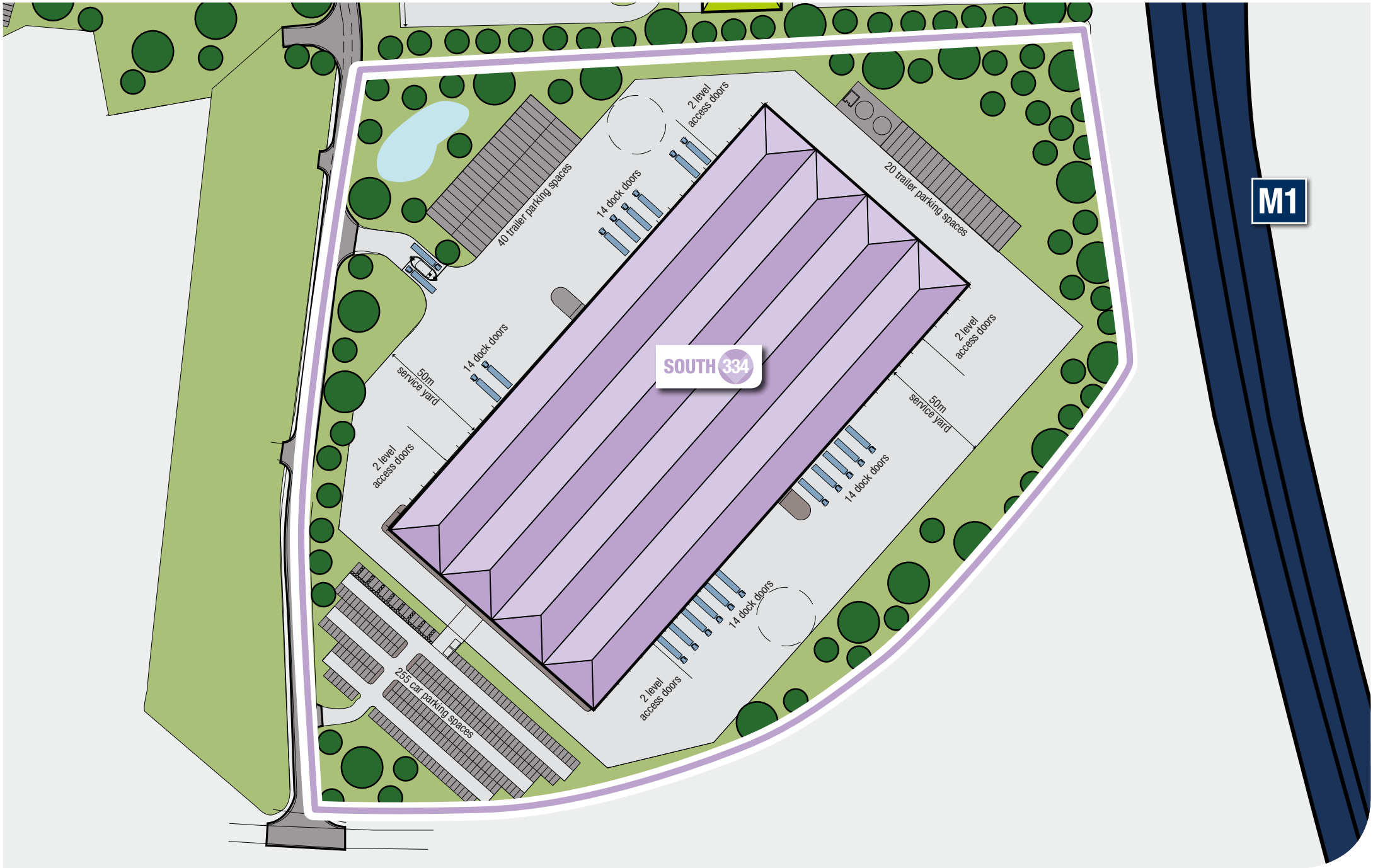
Warehouse	310,000 sq ft	28,800 sq m
Office (ground and first floor)	16,000 sq ft	1,486 sq m
Transport office	8,000 sq ft	743 sq m
<b>Total</b>	<b>334,000 sq ft</b>	<b>31,029 sq m</b>

### SPECIFICATION

- 56 cross-dock doors
- 8 level access doors
- Steel portal frame
- Roof lights to 15% of floor area
- 50kn/m<sup>2</sup> floor loading
- Generous car and HGV parking provisions
- Secure yard areas
- High quality office content
- 50 metre service yard

[gateway45leeds.com](http://gateway45leeds.com)

# SOUTH INDICATIVE MASTERPLAN



# SOUTH

## LOCALLY AND NATIONALLY CONNECTED

Gateway45 Leeds incorporates Leeds City Council's newest Park and Ride transport hub, connecting the scheme effortlessly to the available workforce.

Its connections to the rest of the UK are just as impressive. With immediate access to the M1 and just five minutes from the M62, Gateway45 Leeds plugs directly into the national motorway network.

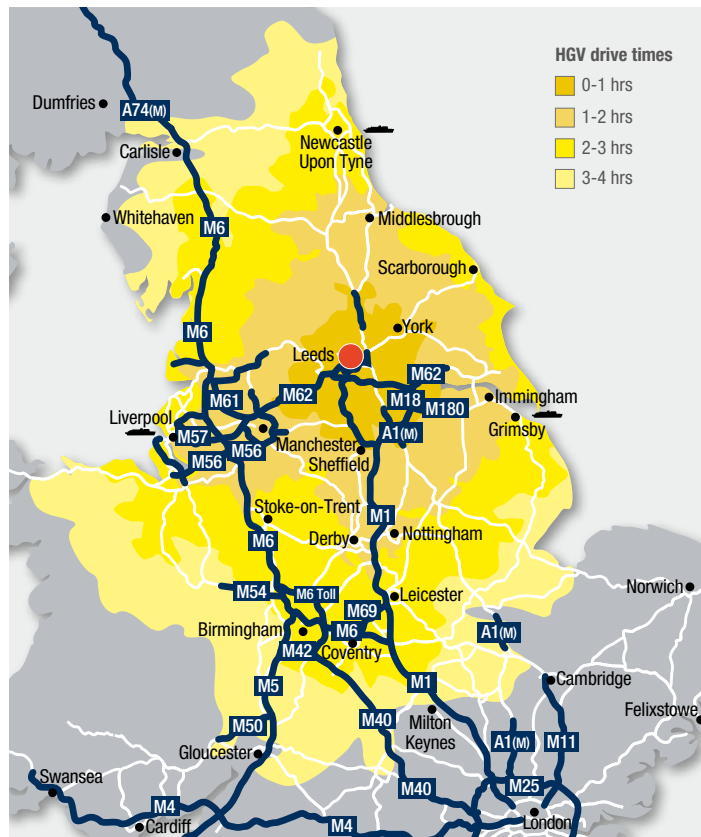
Gateway45 Leeds is ready to deliver for businesses seeking superior quality, operational efficiency, enhanced flexibility and world class connections – as well as the financial benefits that come with being in the Leeds City Region Enterprise Zone.

### Port access

Hull	61.3 miles	1 hrs 52 mins
Immingham	74.1 miles	2 hrs 14 mins
Liverpool	77.5 miles	2 hrs 29 mins

### HGV drivetimes

Wakefield	10 miles	25 mins
Doncaster	30.3 miles	1 hrs 0 mins
Manchester	46.9 miles	1 hrs 33 mins
Newcastle	98 miles	2 hrs 53 mins
Birmingham	115.2 miles	3 hrs 10 mins
London	190.9 miles	5 hrs 24 mins



## A JOINT DEVELOPMENT BY

Harworth

EVANS  
property group

## SUPPORTED BY

LEP LEEDS CITY REGION  
ENTERPRISE  
PARTNERSHIP

Leeds City Region  
enterprise zone

Leeds  
CITY COUNCIL

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