

Gateway **45** Leeds

M1/J45 LEEDS
LS9 0PS

NORTH



A new national centre for
logistics & manufacturing

gateway45leeds.com

TO LET

Ready for immediate development

- Units from 257,500 to 515,500 sq ft
- Prominent site overlooking M1/J45
5 mins to M62/J29
- Government Enterprise Zone status



Gateway **45** 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

NORTH

North at Gateway45 Leeds is a highly prominent site overlooking junction 45 of the M1 offering a unique opportunity to immediately develop high specification warehousing or industrial space.

The site extends to 26 acres and can accommodate either a single unit of 515,500 sq ft or alternatively two units of 257,500 sq ft.

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ACCOMMODATION

NORTH 515 (SINGLE UNIT)

Warehouse	486,500 sq ft	45,197 sq m
Office (ground and first floor)	25,000 sq ft	2,323 sq m
Transport office	4,000 sq ft	372 sq m
Total	515,500 sq ft	47,892 sq m

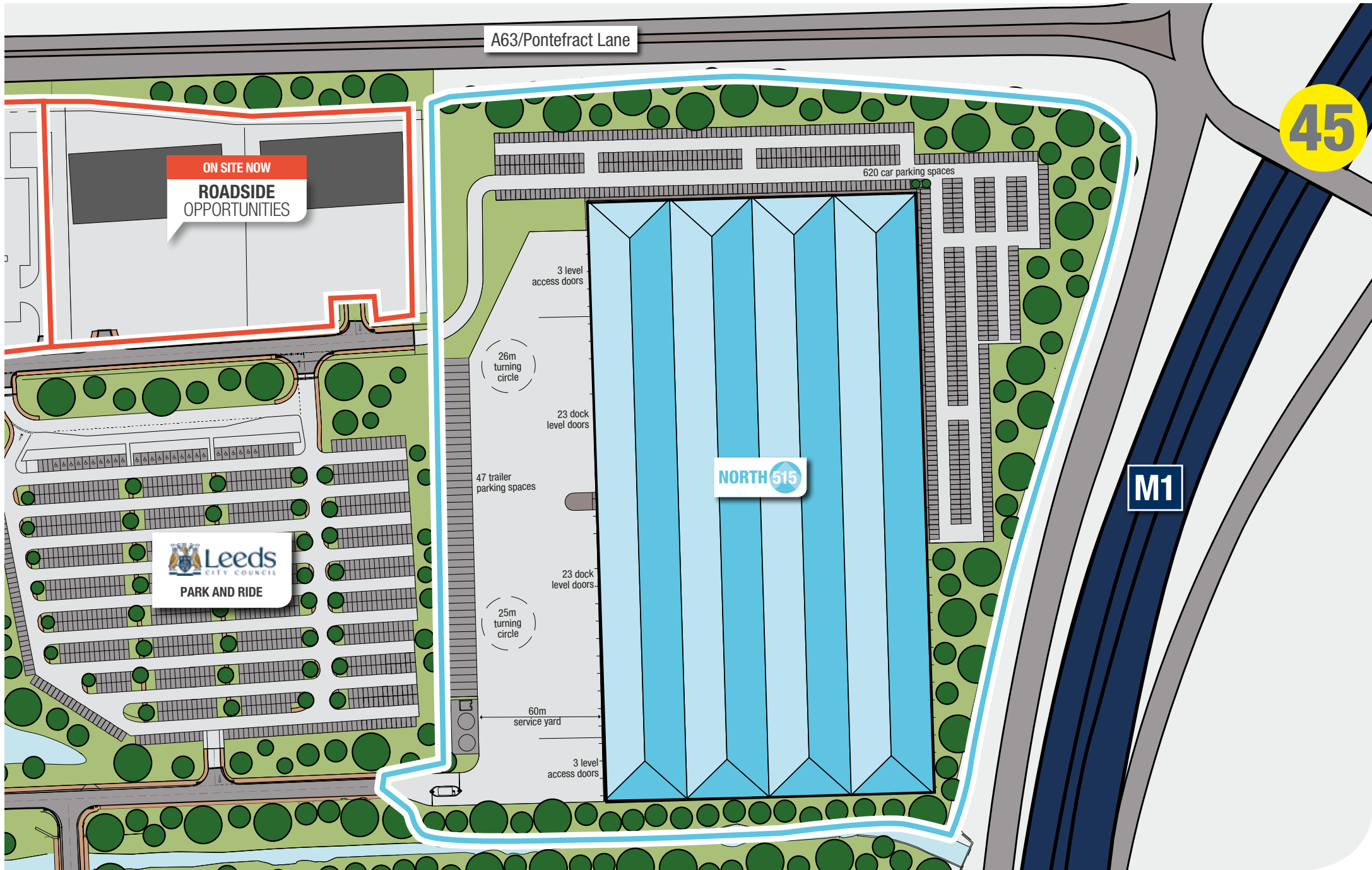
NORTH 257 (TWO UNIT OPTION)

Warehouse	245,000 sq ft	22,761 sq m
Office (ground and first floor)	12,500 sq ft	1,161 sq m
Total	257,500 sq ft	23,922 sq m

NORTH 515 SPECIFICATION

- 46 dock doors
- 6 level access doors
- Steel portal frame
- Roof lights to 15% of floor area
- 50kn/m² floor loading
- 15 metre clear internal headroom
- Hub offices
- 620 car spaces
- 47 HGV parking spaces
- 60 metre yard depth

NORTH INDICATIVE MASTERPLAN



NORTH



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.

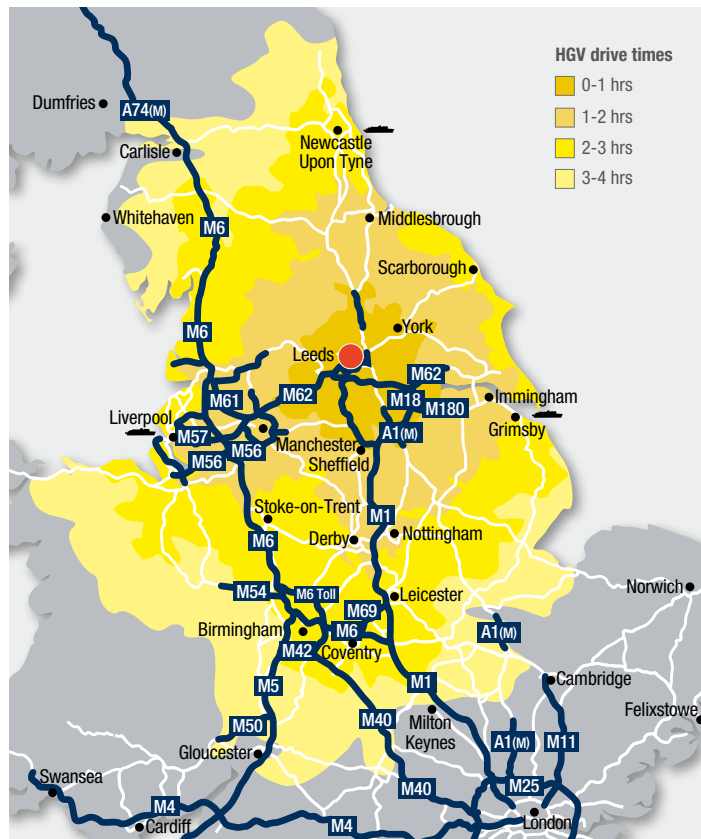
Gateway45 Leeds is ready to deliver for businesses seeking superior quality, operational efficiency, enhanced flexibility and world class connections – as well as the financial benefits that come with being in the Leeds City Region Enterprise Zone.

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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