

Gateway **45** Leeds

M1/J45 LEEDS  
LS9 OPS

# ROADSIDE OPPORTUNITIES

**FOR SALE/TO LET**  
From 2.5 acres (1 ha) to 6.8 acres (2.75 ha)

**PLOT 1 ALREADY SOLD**



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

# 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.

## ROADSIDE ZONE

**This prominent opportunity is situated at the entrance to Gateway45 Leeds and highlights include:**

- Mixed-use development site of 12 acres (4.87 ha) in total
- Nine acres remaining for roadside/retail use
- Plot 1 has been sold for petrol retailing use
- Zone incorporates Leeds City Council's new 1,000 space Park and Ride scheme, which will be operational in 2017.

### Planning

- Planning consent already obtained for vehicle retailing, petrol filling station and potential trade counter uses (subject to planning).

### Traffic movement

- A63 two-way daily traffic flow of 17,500 vehicles
- Circa 100,000 vehicle movements per day at junction 45.\*

\*Source: 91,500 vehicles. AADF 2015 - Department of Transport



## THE OPPORTUNITY

**This high profile scheme comprises a cleared and serviced commercial development site extending over approximately 12 acres (4.87 ha). Individual plots are available for vehicle dealership uses. Alternatively, other roadside uses including trade counter may also be considered.**

The scheme provides occupiers the opportunity to create high specification landmark buildings, with public transport and amenities in close proximity.

Gateway45 Leeds fronts an arterial route, A63, into Leeds city centre from the south-east providing unparalleled access to junction 45 of the M1 Motorway.



## THE SCHEME

This prominent roadside scheme provides a number of opportunities ranging in size from 2.5 acres to a maximum site area of 6.8 acres.

A schedule of available sites and their respective site areas can be found in the table below:

|        |   |            |        |
|--------|---|------------|--------|
| Plot 1 | C J Stern (Oils) Ltd                                  | 1.23 acres | 0.5 ha |
| Plot 2 | Available   | 2.35 acres | 0.9 ha |
| Plot 3 | Available   | 4.46 acres | 1.8 ha |
| Plot 4 | Available   | 2.52 acres | 1.0 ha |
| Plot 5 | Leeds County Council Park and Ride<br>Opening in 2017 |            |        |

## PLANNING

The site has outline planning consent for car dealership and petrol filling station uses by virtue of planning application REF: 14/04341/FU.

The site may suit alternative uses such as trade counter, subject to the necessary consents. For further information we recommend interested parties contact Leeds City Council, the Local Planning Authority.

## TERMS/PRICE

Individual plots are available to either purchase or lease – please contact the agents for quoting terms.

Alternatively, buildings can be built to an occupier's specification on a leasehold design-and-build basis. A full and active design team is in place to meet occupational requirements.



# Gateway<sup>45</sup> Leeds

## LOCALLY AND NATIONALLY CONNECTED

Gateway45 Leeds incorporates Leeds City Council's newest park and ride transport hub, connecting the scheme effortlessly to the city's 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.

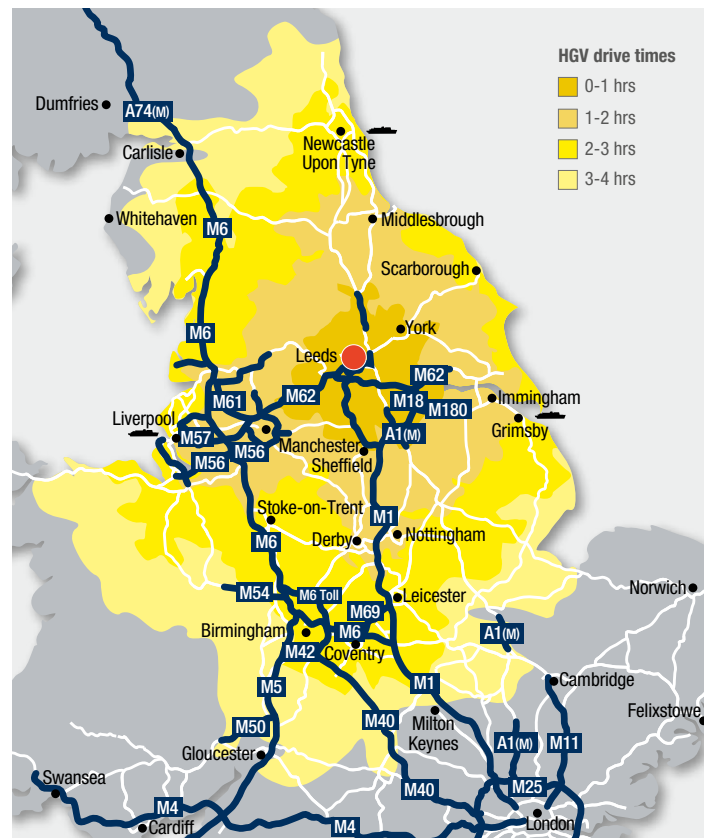
Gateway45 Leeds is ready to deliver for businesses seeking superior quality, operational efficiency, enhanced flexibility and world class connections - as well as the financial benefits that come with being in the Leeds City Region Enterprise Zone.

As the commercial and financial centre of West Yorkshire, Leeds is one of the UK's fastest growing cities. The region has an estimated £56 billion economy, boasts a combined population of three million and a workforce of 1.9 million.

The city is located in a prime position for connectivity to the UK's national motorway network. The north-south A1(M) and east-west M62 motorways intersect close to Leeds, in addition to the terminus of the M1 from London.

There is a comprehensive secondary road network serving the region via a number of important trunk roads which provide convenient access between Leeds, Bradford, Huddersfield and York.

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



## A JOINT DEVELOPMENT BY

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## SUPPORTED BY

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