

Leeds City Centre 3 miles

A63/Pontefract Lane

45



MASTERPLAN & AVAILABILITY

AVAILABILITY

East 105 and East 52 are now being speculatively developed by the Aire Valley Land LLP and will be practically completed and immediately available for occupation in Q4 2017.

Other units are available on a leasehold design-and-build basis, as indicated on the indicative layouts noted in the above masterplan.

The Aire Valley Land LLP has a full and active design and technical team in place to work with occupiers to provide build to suit property solutions that will match individual occupiers' specific needs. Terms and deliverability will be tailored to suit occupational requirements.

gateway45leeds.com



CGI OF EAST 105 AND EAST 52

NORTH

NORTH 515

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

EAST

EAST 105 (UNDER CONSTRUCTION)

Warehouse	100,000 sq ft	9,290 sq m
Office (first floor)	5,000 sq ft	464 sq m
Total	105,000 sq ft	9,754 sq m

EAST 52 (UNDER CONSTRUCTION)

Warehouse	50,000 sq ft	4,645 sq m
Office (first floor)	2,500 sq ft	232 sq m
Total	52,500 sq ft	4,877 sq m

EAST 42

Warehouse	40,000 sq ft	3,716 sq m
Office (first floor)	2,000 sq ft	186 sq m
Total	42,000 sq ft	3,902 sq m

EAST 14

Warehouse	12,600 sq ft	1,170 sq m
Office (ground floor)	1,400 sq ft	130 sq m
Total	14,000 sq ft	1,300 sq m

EAST 8

Warehouse	7,200 sq ft	669 sq m
Office (ground floor)	800 sq ft	74 sq m
Total	8,000 sq ft	743 sq m

SOUTH

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
Total	334,000 sq ft	31,029 sq m

WEST

WEST 454

Warehouse	428,000 sq ft	39,761 sq m
Office (ground and first floor)	22,000 sq ft	2,043 sq m
Transport office	4,000 sq ft	371 sq m
Total	454,000 sq ft	42,177 sq m

WEST 290

Warehouse	272,000 sq ft	25,270 sq m
Office (ground and first floor)	14,000 sq ft	1,301 sq m
Transport office	4,000 sq ft	371 sq m
Total	290,000 sq ft	26,942 sq m

WEST 100

Warehouse	95,000 sq ft	8,826 sq m
Office (first floor)	4,750 sq ft	441 sq m
Total	99,750 sq ft	9,267 sq m

WEST 42

Warehouse	40,000 sq ft	3,345 sq m
Office (first floor)	2,000 sq ft	371 sq m
Total	42,000 sq ft	3,716 sq m

WEST 33

Warehouse	30,000 sq ft	2,787 sq m
Office (first floor)	3,000 sq ft	279 sq m
Total	33,000 sq ft	3,066 sq m

INDICATIVE MASTERPLAN