

Gateway **45** Leeds

M1/J45 LEEDS
LS9 0PS

WEST



A new national centre for
logistics & manufacturing

gateway45leeds.com

TO LET - Planning secured

- Units from 33,000 to 454,000 sq ft
- 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



West at Gateway45 Leeds offers a substantial site of 47.2 acres allowing the development of five units totalling 918,750 sq ft.

Warehouse and industrial space from 33,000 sq ft to 454,000 sq ft will be constructed to a high specification.

gateway45leeds.com

ACCOMMODATION

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

WEST INDICATIVE MASTERPLAN



SPECIFICATION

- Dock and level access doors
- Steel portal frame
- Roof lights to 15% of floor area
- 50kn/m² floor loading
- Clear internal head room from 9 to 15 metres
- Generous car and HGV parking provisions
- Secure yard areas
- High quality office content

WEST

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.

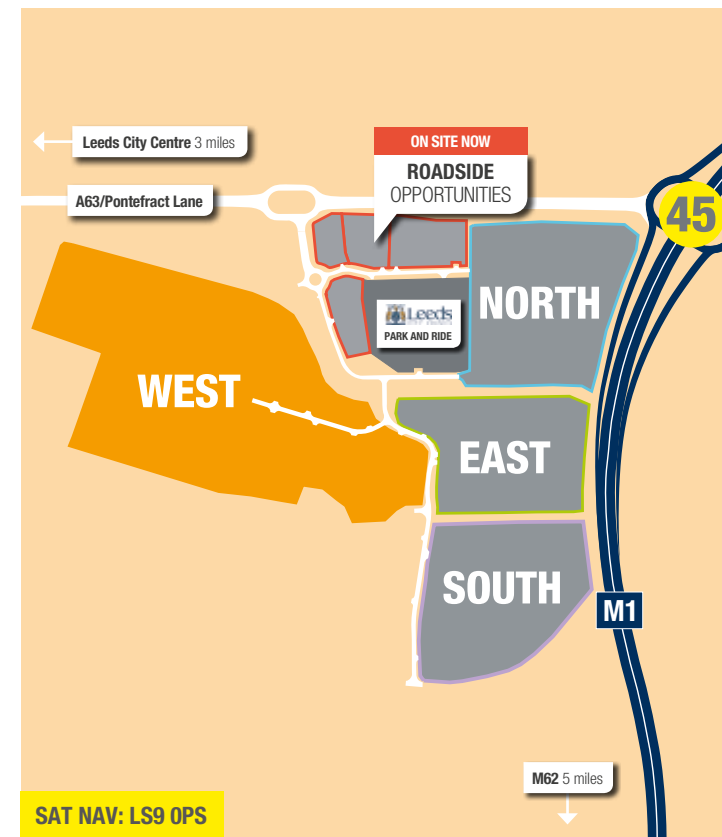
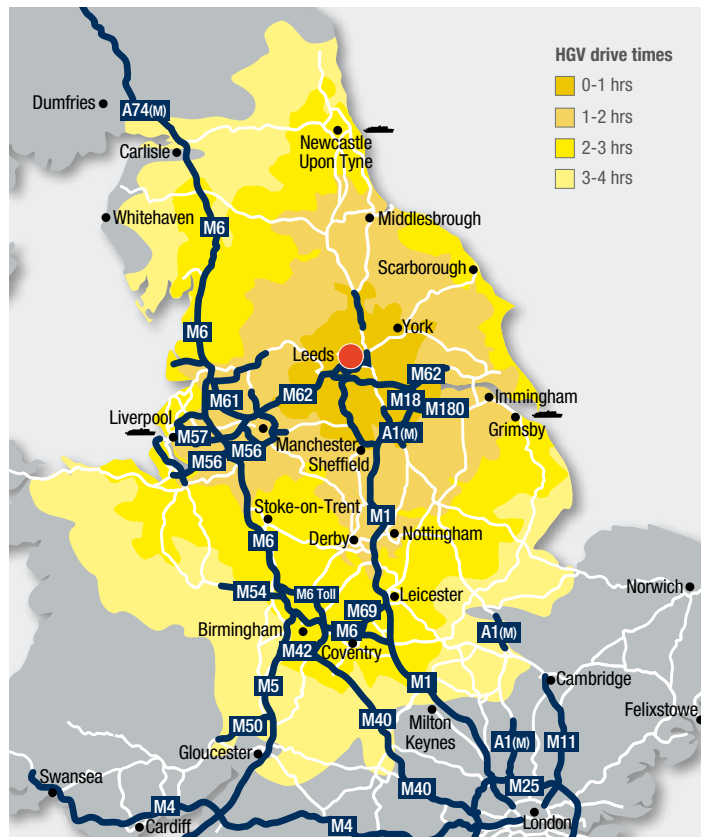
Gateway45 Leeds is ready to deliver for businesses seeking superior quality, operational efficiency, enhanced flexibility and world class connections – as well as the financial benefits that come with being in the Leeds City Region Enterprise Zone.

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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