

# T45


## Leeds LS9 0AA

- › Planning consent for new 23 unit scheme
- › Design and Build opportunities up to 111,967 sq ft
- › 10 minutes to Leeds City Centre

For sale/  
To let



A development by:

Chancerygate 

BRIDGES  
Fund Management

Consented & fully serviced site

# T45

Located in West Yorkshire's premier industrial and logistics location.

The site is situated in a highly prominent position on the A63, a main arterial route into Leeds City Centre which is 3 miles away. It is in close proximity to new developments attracting DHL, Amazon, Beer Hawk, Premier Farnell, John Lewis, Maclaren and Lamborghini and is just 0.5 miles from Junction 45 of the M1.

Leeds is the fourth largest city in the UK, with the region having a population of over 3 million people and an estimated catchment of 7 million living within an hour's drive time.

Leeds has the largest regional economy outside London with a GVA of £69.6 billion.

The site sits within the Leeds City Region Enterprise Zone providing certain benefits to occupiers locating here.





amazon

JOHN  
LEWIS  
& PARTNERS

amazon

A63

Computer Generated Image

# Multi-Unit scheme

Chancerygate have gained detailed planning consent for a scheme comprising 23 industrial warehouse units ranging in size from 4,454 sq ft to 33,009 sq ft.

## Accommodation

All areas are approximate on a GEA (Gross External Area) basis.

Unit	Ground Floor	First Floor	Total
1	5,375	1,849	7,224
2	4,752	1,634	6,386
3	4,126	1,419	5,545
4	4,126	1,419	5,545
5	3,626	1,247	4,873
6	3,314	1,140	4,454
7	3,314	1,140	4,454
8	3,626	1,247	4,873
9	3,876	1,333	5,209
10	4,126	1,419	5,545
11	4,268	1,461	5,729
12	3,337	1,377	4,714
13	12,091	2,133	14,224
14	11,759	2,070	13,829
15	10,665	1,878	12,543

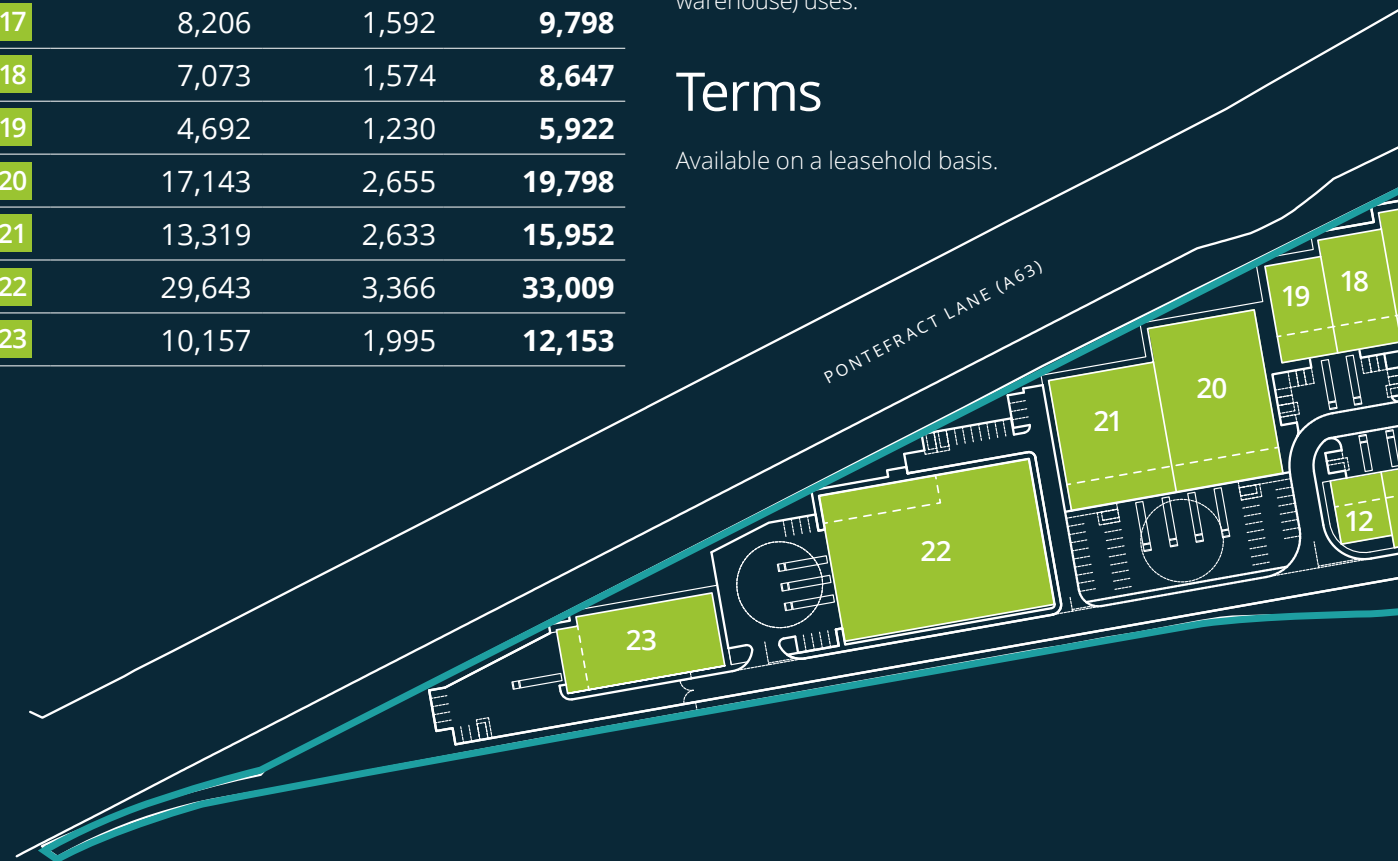
Unit	Ground Floor	First Floor	Total
16	10,693	1,880	12,573
17	8,206	1,592	9,798
18	7,073	1,574	8,647
19	4,692	1,230	5,922
20	17,143	2,655	19,798
21	13,319	2,633	15,952
22	29,643	3,366	33,009
23	10,157	1,995	12,153

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

Available on a leasehold basis.





Previous Chancerygate development

# Industrial and Warehouse Units 1-12

4,454 up to 64,551 sq ft (units 1-12 combined)

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 <p>Clear internal height 8.4m</p>	 <p>Fitted first floor offices</p>	 <p>Generous yards</p>
 <p>37,5kN sq m floor loading</p>	 <p>Electric loading doors</p>	 <p>Electric car charging points</p>
 <p>12 year collateral warranty available</p>	 <p>Ability to combine units</p>	 <p>Kitchenette</p>





Computer Generated Image



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

# Industrial and Warehouse Units 13-21 & 23

5,922 up to 40,596 sq ft (units 13-15 combined)

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 <p>Clear internal height 8.4m</p>	 <p>Fitted first floor offices</p>	 <p>Generous yards</p>
 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>	 <p>Electric car charging points</p>
 <p>12 year collateral warranty available</p>	 <p>Ability to combine units</p>	 <p>Kitchenette</p>





# T45



Computer Generated Image



Computer Generated Image of units 20-21



Previous Chancerygate development



Previous Chancerygate development

# Industrial and Warehouse Unit 22

33,009 sq ft

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 <p>10m clear internal height</p>	 <p>Private gated yard</p>	 <p>Generous yard</p>
 <p>50kN sq m floor loading</p>	 <p>Electric loading doors</p>	 <p>Electric car charging points</p>
 <p>12 year collateral warranty available</p>	 <p>Fitted first floor offices</p>	 <p>Kitchenette</p>



# T45



Computer Generated Image



Previous Chancerygate development



Previous Chancerygate development




Previous Chancerygate development

# Design & Build opportunities

The Chancerygate team have the experience and track record of successfully delivering bespoke new developments tailored to specific occupier requirements. At this stage we are able to accommodate a range of sizes and specifications within the E (g) (iii), B2 and B8 use classes. Two indicative examples of schemes we can deliver on the site are adjacent:

## D&B Specification can include

 Up to 15m clear internal height	 Fitted first floor offices	 50kN sq m floor loading
 Private gated yards	 Generous parking facilities	 Full height electric loading doors
 Photovoltaic panels	 Electric car charging points	 12 year collateral warranty available



Previous Chancerygate developments

## Option 1 Accommodation

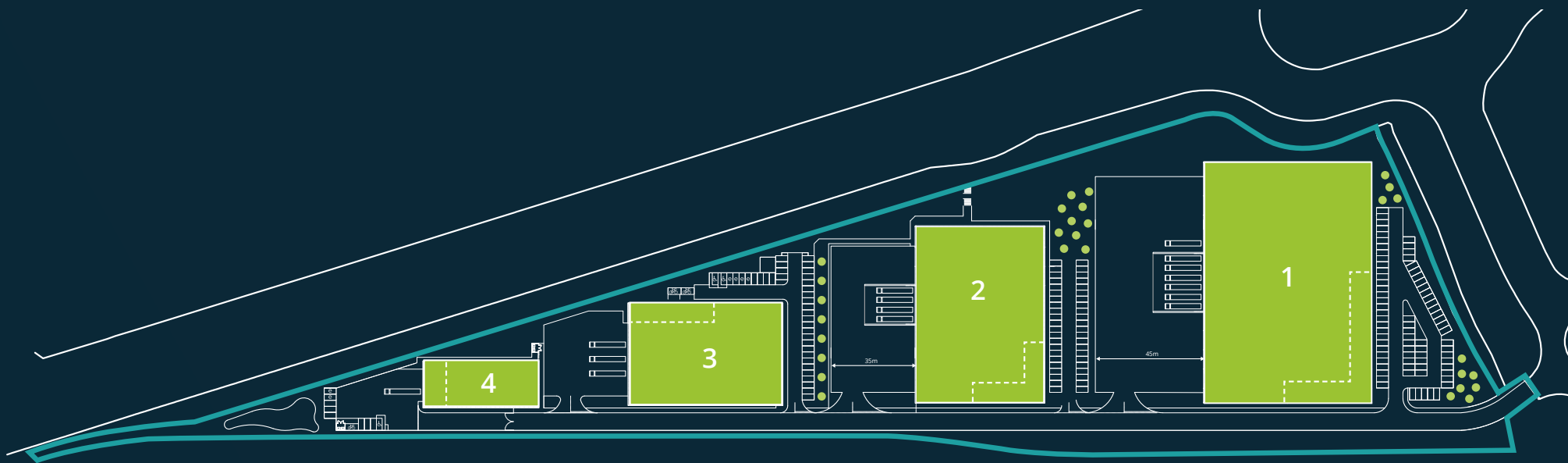
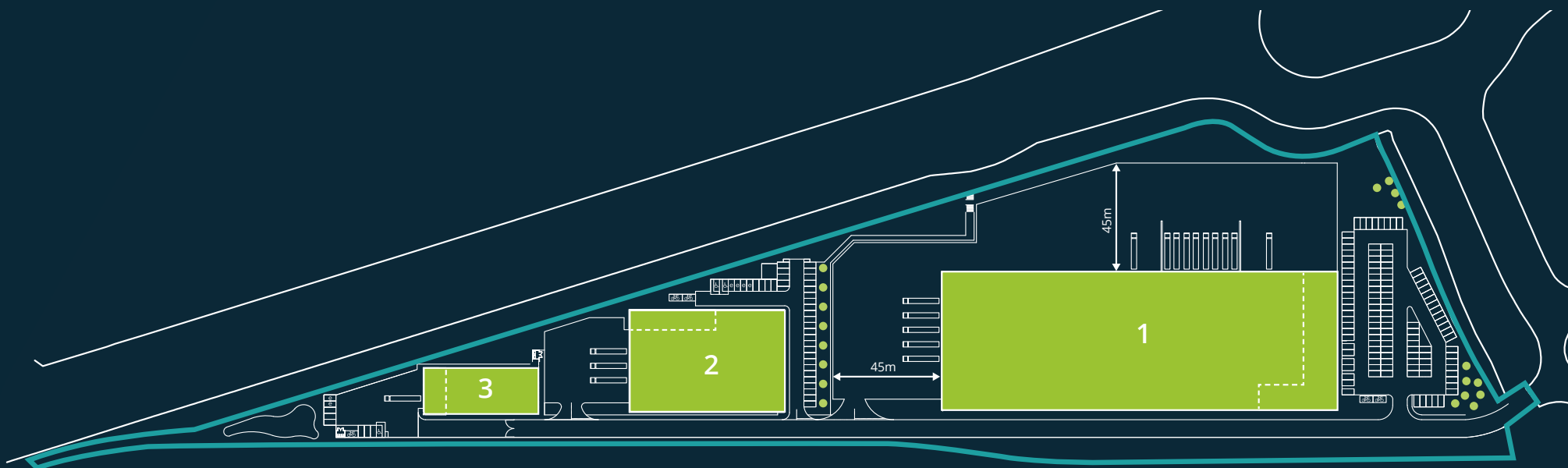
All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Warehouse	First Floor Mezzanine	Total
1	101,332	10,635	111,967
2	29,657	3,278	32,935
3	10,168	1,999	12,167

## Option 2 Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

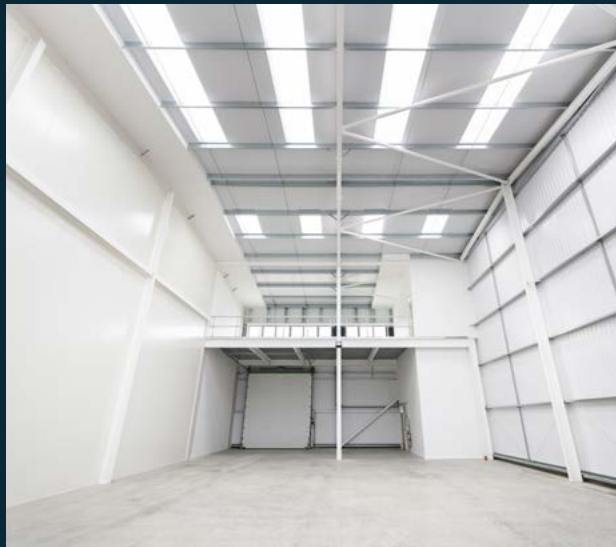
Unit	Warehouse	First Floor Mezzanine	Total
1	75,648	7,943	83,591
2	42,883	4,478	47,361
3	29,657	3,278	32,935
4	10,168	1,999	12,167





# Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design

15%  
warehouse roof  
lights increasing  
natural daylight

Photovoltaic  
panels to  
units 16-18 &  
20-22

Targeting  
BREEAM  
'Very Good'

Targeting  
EPC B

High  
performance  
insulated cladding  
and roof  
materials

Exterior  
or interior  
cycle storage to  
encourage  
cycling to  
work

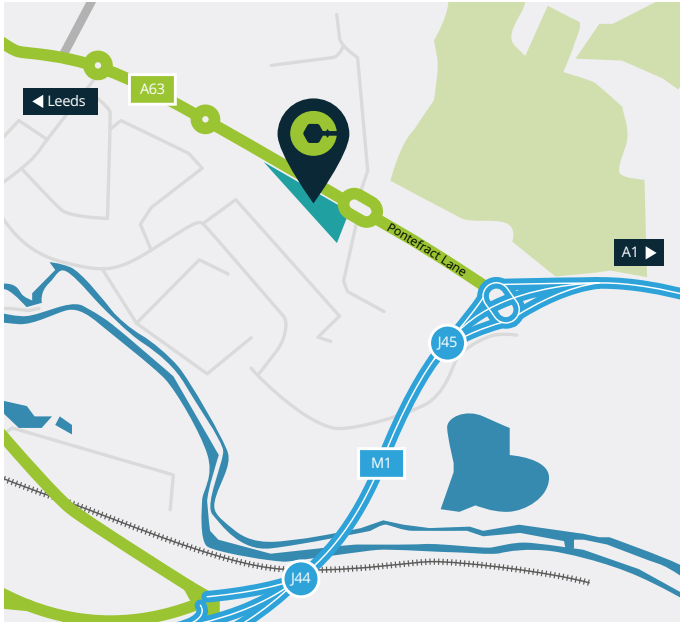
Active  
and passive  
Electric Vehicle  
charging  
points

Low  
speed limit  
restrictions to  
reduce  
emissions

Landscaping  
including  
native and  
non-native  
species



# T45



leedst45.co.uk

## Travel Distances

### Road:

M1 (J45)	0.5 miles
M621 (J3)	3 miles
M62	4.7 miles
Leeds City Centre	3 miles
Huddersfield	20 miles

### Rail:

Leeds Train Station	3 miles
Burley Park Train Station	5.3 miles
Woodlesford Train Station	5.4 miles

### Airport:

Leeds Airport	11 miles
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Ponfract Lane  
Leeds LS9 0AA

/// funny.clap.panels

More information available  
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2024.

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