



S2 374

SHERBURN2

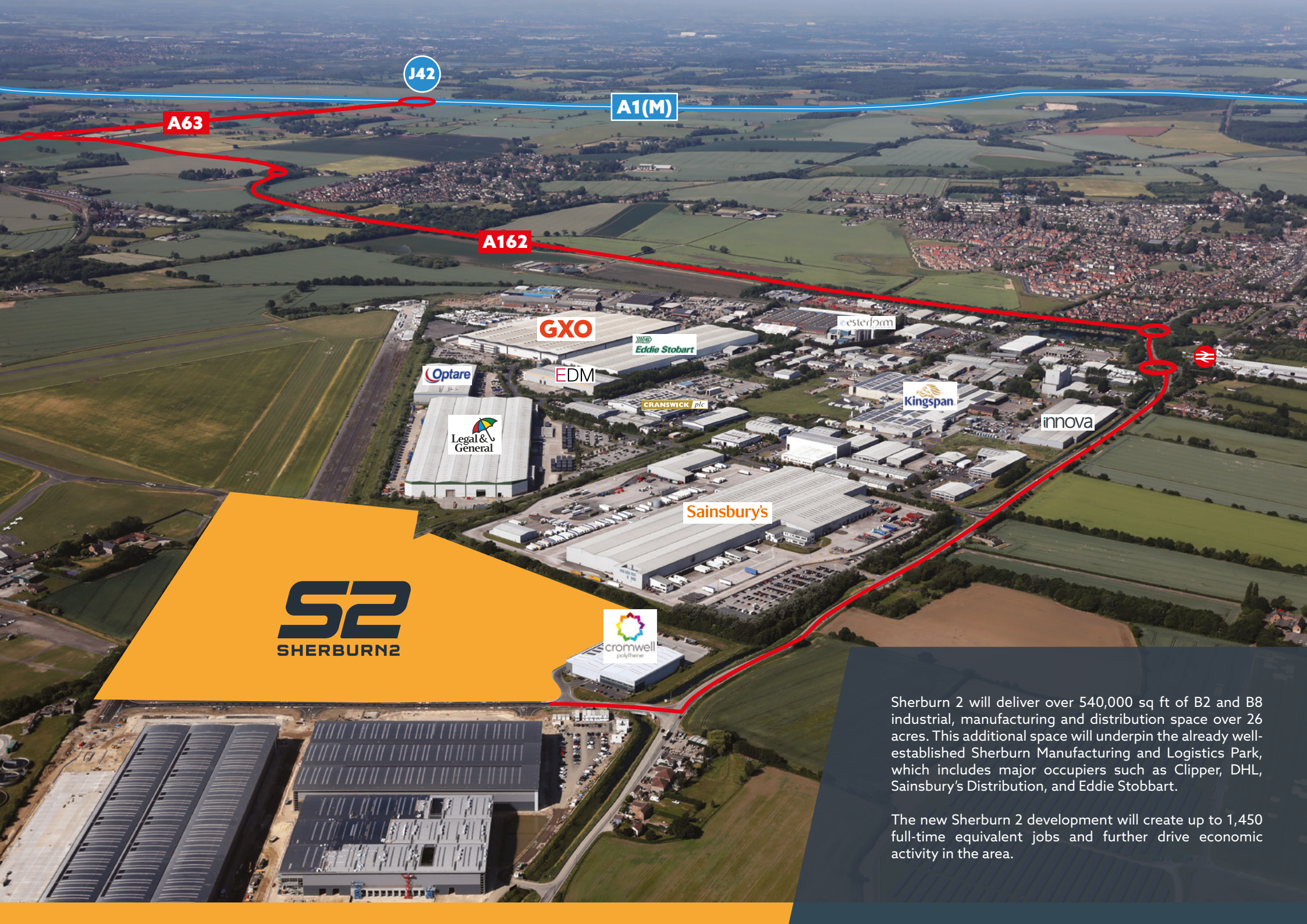
JCT 42 A1(M) • SHERBURN IN ELMET • LS25 6JG

www.sherburn2.co.uk

New Prime Logistics Unit
To Let

374,000 sq ft
(34,746 sq m)

- ✓ Detailed Planning Submitted
- ✓ Ready To Start Q1 2024



J42

A1(M)

A63

A162

GXO

Eddie Stobart

Optare

EDM

CRANSWICK plc

Kingspan

Legal & General

innova

Sainsbury's

cronwell polythene

S2
SHERBURN2

Sherburn 2 will deliver over 540,000 sq ft of B2 and B8 industrial, manufacturing and distribution space over 26 acres. This additional space will underpin the already well-established Sherburn Manufacturing and Logistics Park, which includes major occupiers such as Clipper, DHL, Sainsbury's Distribution, and Eddie Stobart.

The new Sherburn 2 development will create up to 1,450 full-time equivalent jobs and further drive economic activity in the area.

S2 374

SHERBURN2

Established Location

Sherburn 2 374 is ideally located on the border of West and North Yorkshire approximately 16 miles east of Leeds city centre and just five minutes from Junction 42 of the A1(M). The location offers excellent connectivity to the UK motorway network and is well positioned for both logistics and manufacturing occupiers. Rail freight and the port terminals are accessible within 1 hour's drive time of the site.

Town	Distance	Travel Time
Leeds	16 miles	28 mins
York	16 miles	26 mins
Hull	53 miles	54 mins
Manchester	62 miles	1 hr 26 mins
Liverpool	90 miles	2 hr 7 mins
Newcastle	99 miles	1 hr 45 mins
Birmingham	114 miles	2 hr 10 mins
London	191 miles	3 hr 45 mins

/// costly.backpacks.chum

POST CODE

LS25 6JG



Suitable Skills and Sectors in the Local Area



8,000 manufacturing workers
within Selby District (22.9% Vs 7.6% UK)



3,500 transport and storage workers
within Selby District (10.0% Vs 5.1% UK)



Sherburn 2 374 offers an industrial / distribution unit, constructed to the highest of standards providing quality warehouse or manufacturing accommodation built to an institutional specification. The unit will offer occupiers sustainable and efficient space to enable their businesses to flourish in an established and sought after location.

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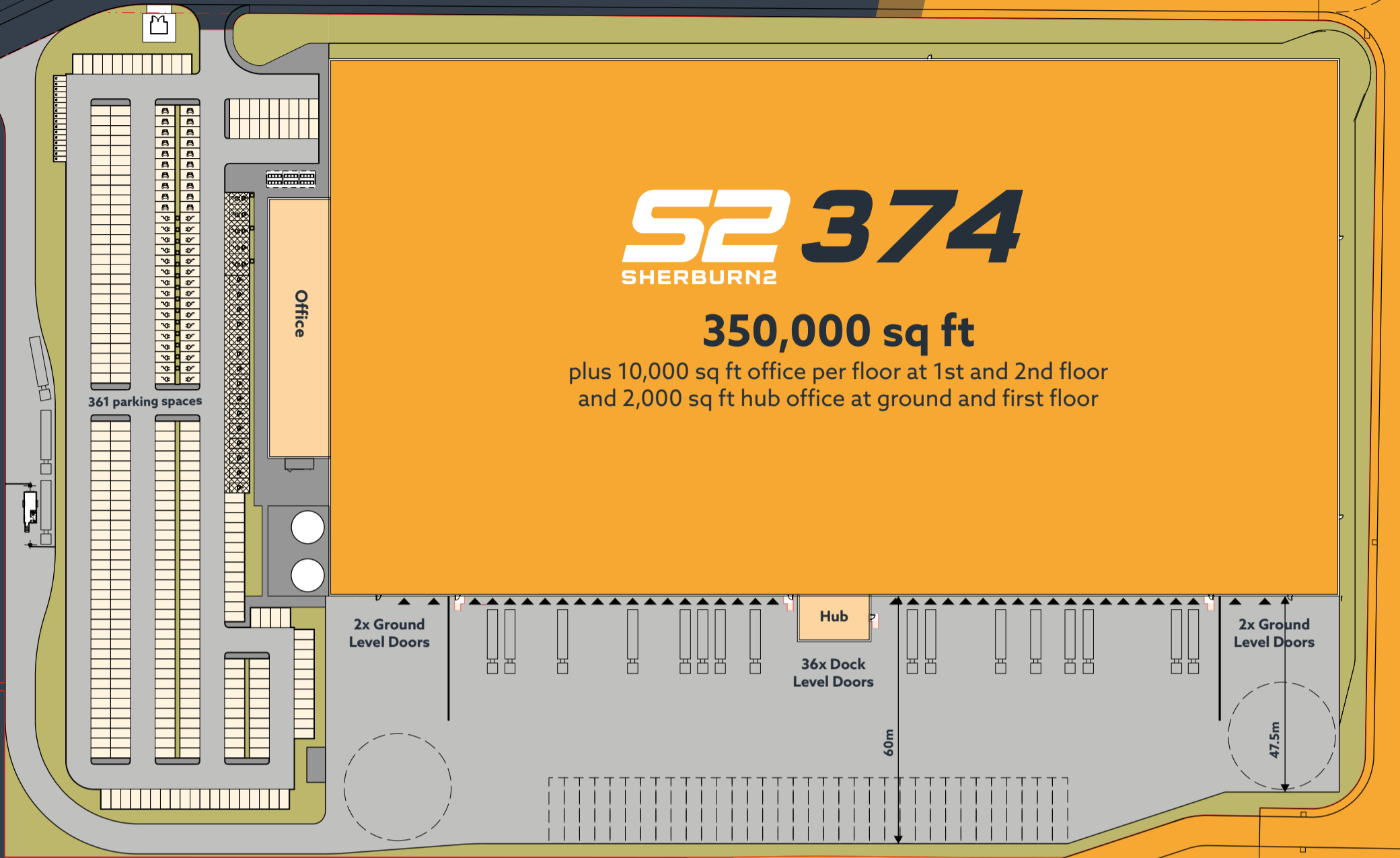
(34,746 sq m)



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Accommodation

Warehouse	350,000 sq ft
First Floor Office	10,000 sq ft
Second Floor Office	10,000 sq ft
Hub Office	4,000 sq ft
Total	374,000 sq ft



Specification

The unit will be constructed to the following specification:



15m haunch height



12% roof lights



50kN/m2 floor loading



FM2 flooring



36 dock level loading doors



4 ground level full height loading doors



Secure yard with gatehouse



60m yard depth



34 HGV parking spaces



361 car parking spaces



1.45 MVA or 1,450 KVA



LED lighting to office areas

ESG specification includes:



Target BREEAM Excellent



Target EPC A



EV charging spaces



PV ready steel portal frame



Cycle storage



2km circular cycle/walking path



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BREEAM & EPC

BREEAM Excellent and an EPC rating A are targeted throughout the development.

Planning

E(g) (formerly B1c), B2, B8 uses.

Contacts

For further information, please contact the joint agents:

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Planning

Sherburn 2 374 benefits from outline planning consent for B2 and B8 uses. A detailed planning application for the masterplan scheme has been submitted with determination expected in Q3 2023.

Terms

The unit is available by way of new full repairing and insuring lease to be agreed. Further details are available upon request.

Service Charge

A service charge will be payable to cover the maintenance of the common parts. Please refer to the agents for more information.

VAT & Legal Costs

VAT will be charged where applicable. Each party to be responsible for their own legal costs incurred in the transaction.



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