



Baytree
Leeds

leading the way

A pioneering logistics building development focussed on environmental and social well-being.





your next move

+ BEST IN CLASS



EPC A RATING



BREEAM 'OUTSTANDING' SHELL AND CORE



OFFICES DESIGNED TO 'WELL' STANDARDS

The first BREEAM 'outstanding' speculative logistics development in the North of England

Baytree Leeds comprises two new high specification industrial / warehouse units of 76,231 sq ft and 145,454 sq ft with build to suit opportunities available up to 330,000 sq ft.

Each building has its own life cycle analysis including Materials Passports, which track the provenance of each material used. The development embraces "Cradle to Cradle" principles when sourcing materials.



saving you energy

Baytree Leeds is a state of the art logistics development that incorporates modern technology features to optimise energy efficiency whilst reducing running costs.

+ ADVANCED SPECIFICATION



EV CHARGING



RAINWATER HARVESTING



SOLAR PV PANELS



AIR SOURCE HEAT PUMPS



SUPER AIRTIGHT BUILDING ENVELOPE



CUSTOMISABLE BUILDING



MANAGEMENT SYSTEM

6.45 tonnes

CO₂ saved with air source heat pumps

87,800 kWh/p.a.

generated by solar PV panels

226,470 saved

toilet flushes with rainwater harvesting





you're in control



SCAN TO FIND OUT MORE

Baytree's bespoke sensor suite portal assists in the creation of a healthy working environment for building users whilst optimising energy usage. The sensors can be further customised if the building user requires.

+ SMARTSCAN PORTAL

- AIR QUALITY
- TEMPERATURE
- OCCUPANCY/PATTERN RECOGNITION
- HUMIDITY
- INTERNAL NOISE
- LIGHTING LUX LEVEL
- MAINS INCOMING WATER QUALITY



your people first

Baytree Leeds has a number of people focused features designed to enhance the health and wellbeing of building users.

+ BAYTREE BENEFITS

- 'CITY TREE' CO₂ FILTERS
- ALLOTMENTS / EDIBLE VEGETATION
- ROOF TERRACE*
- OUTDOOR BREAK OUT AREAS
- SHOWER FACILITIES
- MUGA PITCH

*To unit 2





on your doorstep

Baytree Leeds sits adjacent to the Freightliner Leeds Terminal, which is one of the busiest inland intermodal container terminals in the UK.

The terminal is located in the heart of Leeds Industrial Zone with close proximity to the city centre and the major industrial markets of Yorkshire and the North East. The terminal provides daily services to/from Felixstowe, Southampton and London Gateway.*

Freightliner provides a low carbon alternative fuel to all of their customers for contracted trains to significantly reduce their emissions and meet their own sustainability targets.

CO₂e Savings of over **94%**

Per train
from Felixstowe / Southampton compared to diesel HGV**

1530 tonnes

of CO₂e
saved annually by using the freight terminal†

* <https://www.gwrr.co.uk/about/locations/leeds/freightliner-leeds-terminal/>
**GD+ is a hydrotreated vegetable oil fuel from renewable feedstocks which is a drop-in replacement for diesel fuel.
† Using GD+ Fuel / assuming 1 train (40 containers) per day 5 days a week.



connecting you

Strategically located within 3 miles of Leeds City Centre and in close proximity to J7 M621 and J44 M1, Baytree Leeds is the perfect location to support business success.

1 mile from **M621**

1.2 miles from **M1**

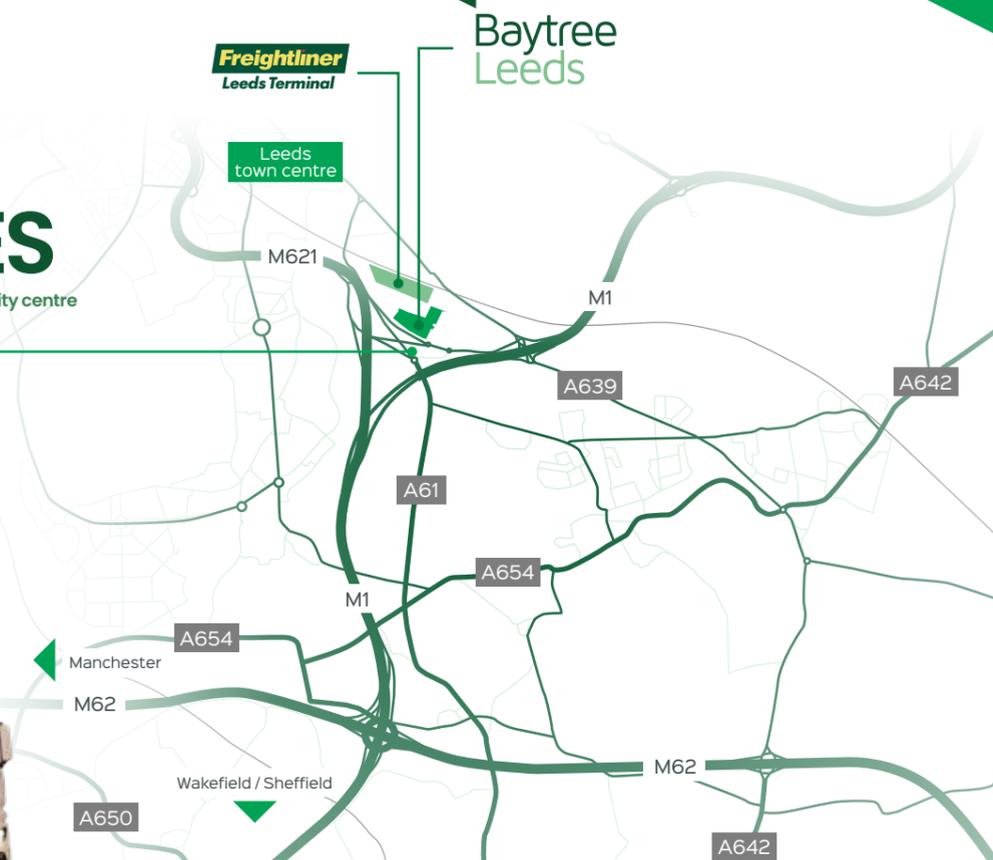
4 miles from **M62**



ADJACENT OCCUPIERS



9 BUSES
per hour from Leeds city centre



your contacts



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Terms:

Units are available by way of a new FRI lease.

Planning:

Detailed planning consent granted for B8 use.

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