

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 it's 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

CO<sub>2</sub> 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' CO<sub>2</sub> 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.

CO<sub>2</sub>e Savings of over **94%**

## Per train

from Felixstowe / Southampton compared to diesel HGV\*\*

**1530 tonnes**

**of CO<sub>2</sub>e** 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**

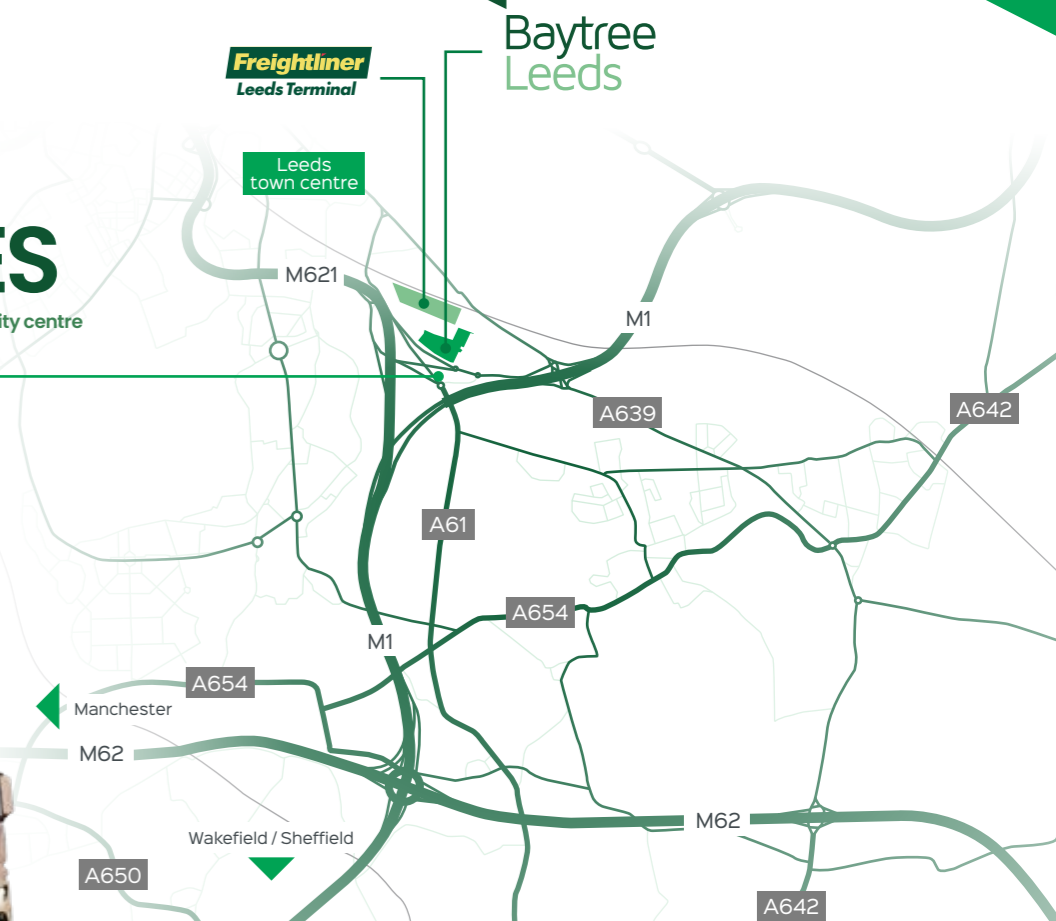
4 miles from **M62**



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.

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. Tasselldesign.co.uk 16372 10/23