

T45


Leeds LS9 0AA

- › Planning consent for a new 23 unit industrial/warehouse scheme
- › 4,454 - 64,551 sq ft (units 1-12 combined)
- › 10 minutes to Leeds City Centre

For sale/
To let



A development by:

Chancerygate 

BRIDGES
Fund Management

Available Q3 2025

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

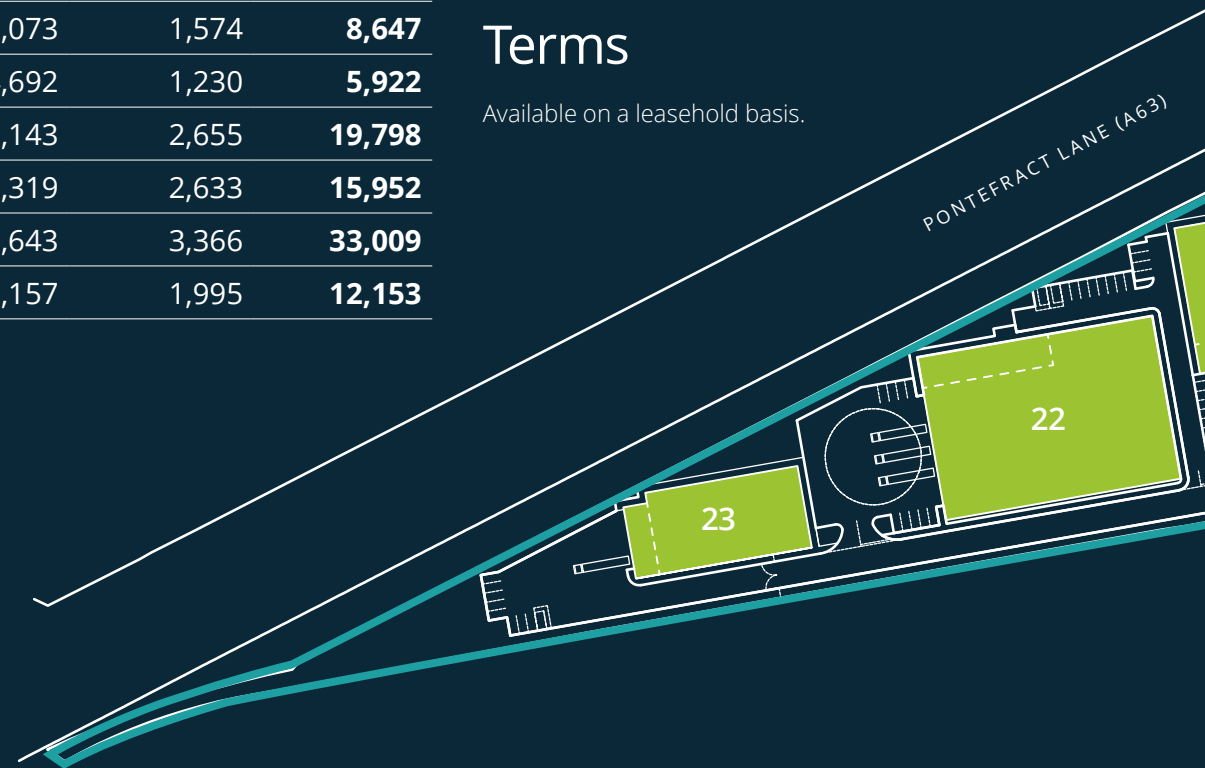
Unit	Ground Floor	First Floor	Total
16	10,693	1,880	12,573
17	8,206	1,592	9,798
18	7,073	1,574	8,647
19	4,692	1,230	5,922
20	17,143	2,655	19,798
21	13,319	2,633	15,952
22	29,643	3,366	33,009
23	10,157	1,995	12,153

Planning Use

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

Terms

Available on a leasehold basis.

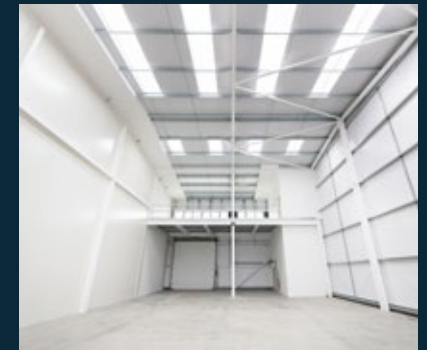


Green Credentials

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.

Our green initiatives include:

- Low air permeability design
- Active and passive Electric Vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Low speed limit restrictions to reduce emissions
- Photovoltaic panels to units 16-18 & 20-22
- Exterior or interior cycle storage to encourage cycling to work
- Landscaping including native and non-native species
- Targeting BREEAM 'Very Good'
- Targeting EPC B rating



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>



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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 unit 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>



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Previous Chancerygate development

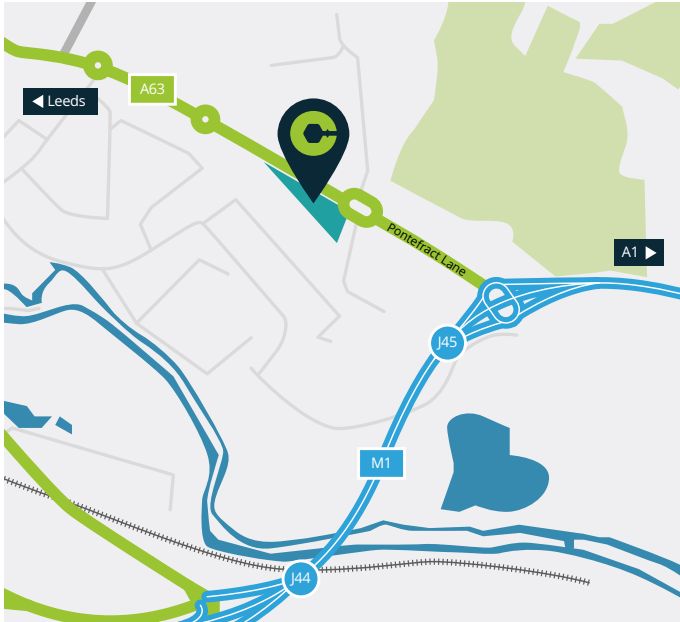


Previous Chancerygate development



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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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/// funny.clap.panels

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BRIDGES
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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. April 2024.

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