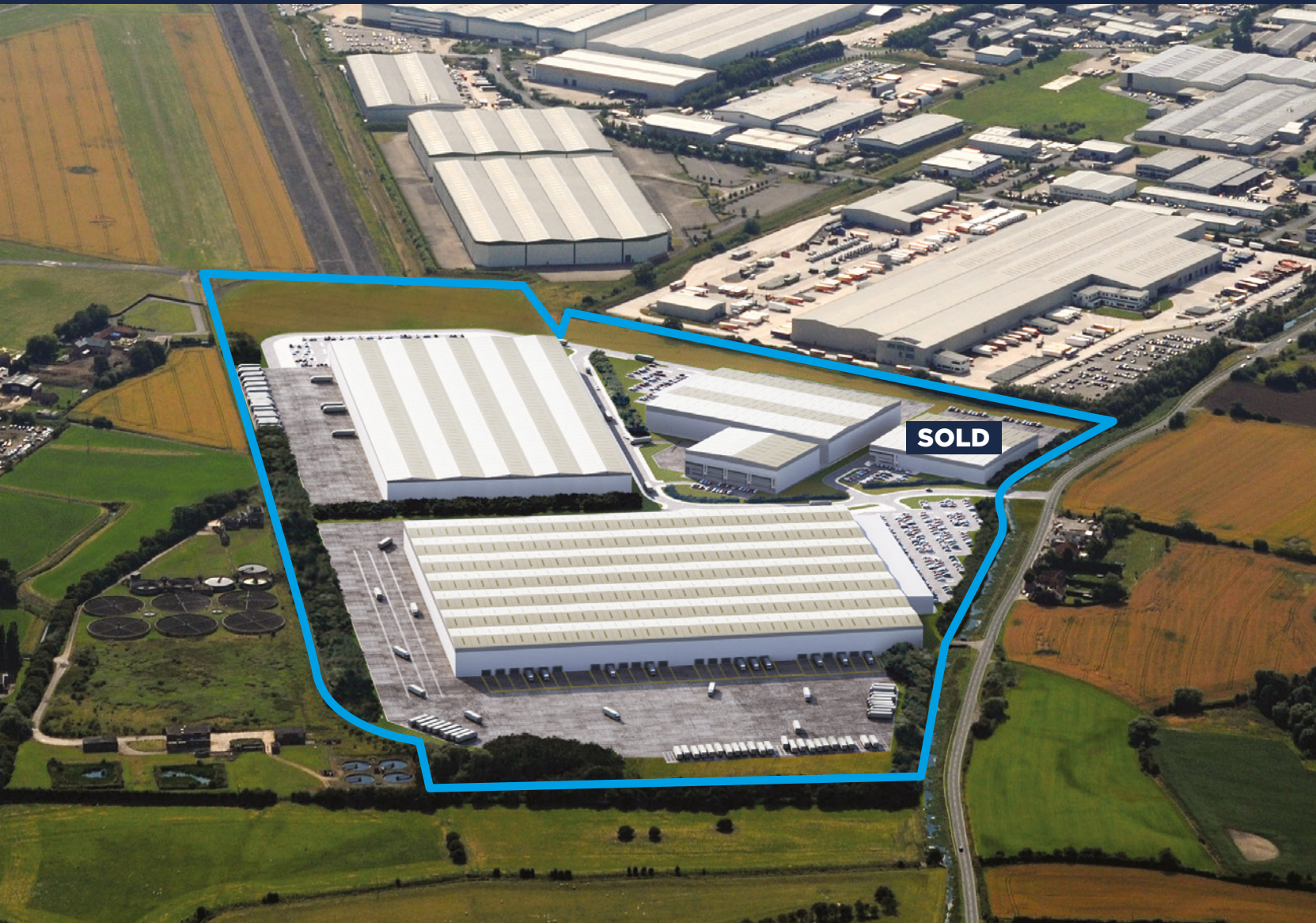


JCT 42 A1(M) - SHERBURN IN ELMET, LEEDS LS25 6JG



FOR SALE / TO LET

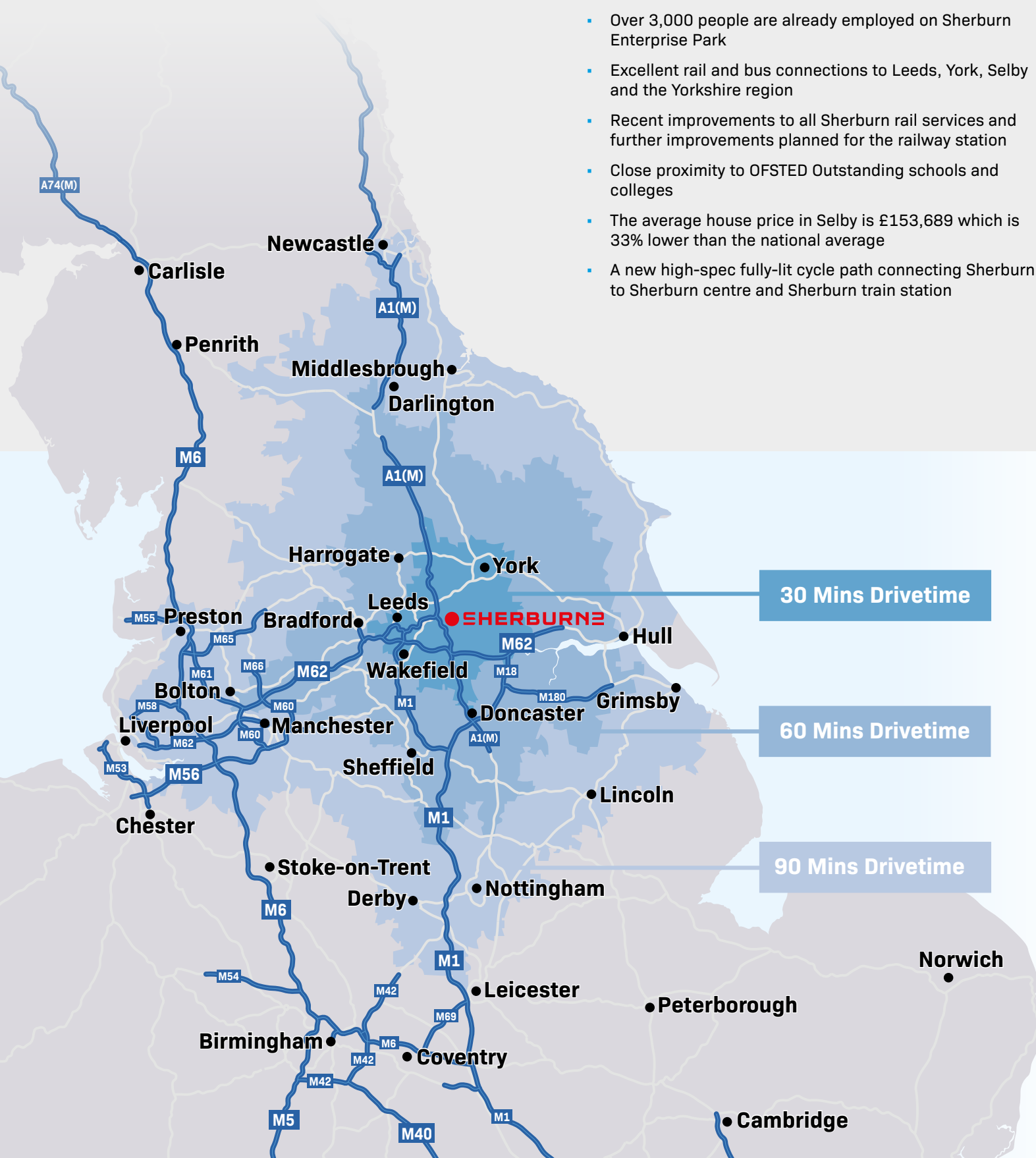
20,000 - 575,000 SQ FT
DESIGN & BUILD OPPORTUNITIES
NEW 75-ACRE LOGISTICS AND MANUFACTURING PARK

WWW.SHERBURN2.CO.UK

A PROVEN LOCATION

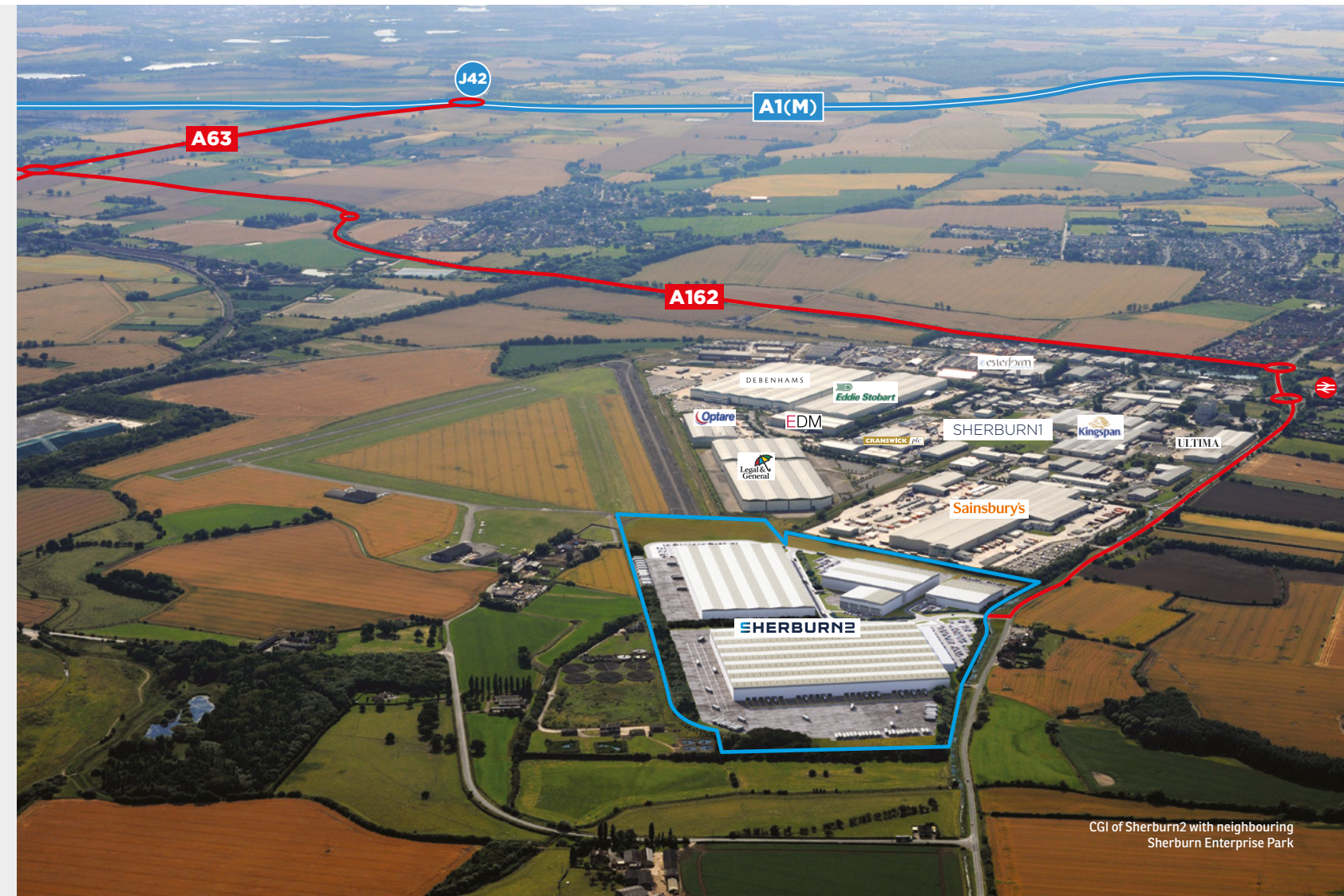
Sherburn2 is situated in an excellent location for logistics and manufacturing companies, just off Junction 42 of the A1(M), close to Leeds, the M1 and the M62, the coastal ports of Hull and Grimsby, and regional rail and airports.

DRIVE TIME MAP



LOCATION BENEFITS

- Over 3,000 people are already employed on Sherburn Enterprise Park
- Excellent rail and bus connections to Leeds, York, Selby and the Yorkshire region
- Recent improvements to all Sherburn rail services and further improvements planned for the railway station
- Close proximity to OFSTED Outstanding schools and colleges
- The average house price in Selby is £153,689 which is 33% lower than the national average
- A new high-spec fully-lit cycle path connecting Sherburn2 to Sherburn centre and Sherburn train station



CGI of Sherburn2 with neighbouring Sherburn Enterprise Park

TRAVEL TIMES

TOWN	DISTANCE	TRAVEL TIME
Leeds	16 miles	28 mins
York	16 miles	26 mins
Doncaster Sheffield Airport	44 miles	53 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
York via train from Sherburn		30 mins

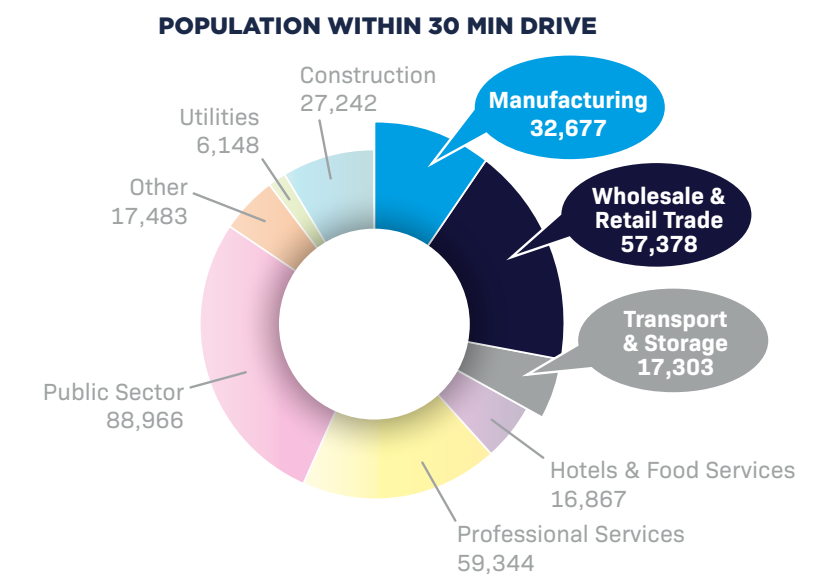
- Trains every hour to York.

WORKING AGE POPULATION

Working Age 16-65	30 minutes	1 hour
	323,408	1,964,141

Source: Experian 2011 Census Demographic Report

OCCUPATIONAL STRUCTURE BY SECTOR





ACCOMMODATION SCHEDULE

PLOT	GROSS INTERNAL AREA		PLOT SIZE	
	Sq Ft	Sq M	Acres	Hectares
East 1	575,000	53,419	37.90	15.34
South 1	440,000	40,877	19.30	7.81
North 1	SOLD TO CROMWELL POLYTHENE			
North 2	135,000	12,542	7.90	3.20
North 3	35,000	3,252	2.50	1.01



44 WEEKS TO DELIVERY



575,000 SQ FT LARGEST UNIT



B1/C B2/ B8 PLANNING CONSENT GRANTED

READY TO DELIVER

Sherburn2 is fully approved, funded and ready to deliver.

Planning consent has been granted by Selby District Council on the entire 75-acre site, which combined with The Local Enterprise Partnership's Growing Places Fund £3.1 million capital infrastructure loan, has enabled the implementation of the infrastructure works to open up the site.

Sherburn2 can offer bespoke buildings to meet the needs of occupiers' individual requirements on site. With units ranging from 20,000 sq ft up to 575,000 sq ft, there will be buildings to suit a wide variety of small to medium sized enterprises as well as larger manufacturing and distribution companies.



BUILT TO SUIT YOUR NEEDS

The Sherburn2 team has a shared aspiration and experience to deliver the next generation of class leading buildings to suit the present and future needs of manufacturing and logistic occupiers.

SPECIFICATION

The specification will be an institutional standard, highlights include:

- No planning restriction on building height
- Energy Performance Certificate A Rating
- The walls, cladding and roofing supplied with a 25 year manufacturers guarantee
- High-quality doors supplied with a maintenance package and manufacturer warranty
- Floor loading 50KN/m2 UDL
- 15% roof lights to optimise natural lighting
- Offices to meet occupier's requirements
- Extensive yard areas, providing access to dock level loading doors

SERVICES

- Power – ample capacity reserved
- Fibre broadband available
- All other services provided

TERMS

- Bespoke building packages are available on a freehold or leasehold basis.
- The site owner is prepared to sell freehold plots with the benefit of infrastructure, services and plateau works to facilitate new industrial development.
- Plots and buildings will be tailored to individual companies' requirements
- All terms available on request.

HOW TO GET HERE

Situated between York and Leeds and with easy access to major rail and motorway routes, the Selby District is an excellent place to live and work. Sherburn2 has congestion free, high-speed, road links to Junction 42 of the A1(M) via the A162 and A63.

The park is served by excellent links with the A1(M)/M1 to the north and south and the M62 to the east and west. This provides easy access to the whole of the country, including the UK's largest port complex on the East Coast.



DEVELOPER

Glentrol are a property and investment business who take medium to long-term investments and see them through to completion. Glentrol has a 20-year track record of investment in property and businesses and Sherburn2 is a cornerstone of their current strategy.

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IN ASSOCIATION WITH

For further information on potential financial and public sector assistance available, please contact Selby District Council.

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