

Gateway **45** Leeds

M1/J45 LEEDS
LS9 OPS

EAST



A new national centre for
logistics & manufacturing

gateway45leeds.com

TO LET - Planning secured

- Units from **8,000 to 105,000 sq ft**
- East 52 (52,500 sq ft) and East 105 (105,000 sq ft) now under construction
- Prominent site overlooking M1/J45
5 mins to M62/J29
- Government Enterprise Zone status



Gateway45 Leeds

LEEDS CITY REGION'S NUMBER 1 SCHEME

Gateway45 Leeds is the largest logistics and manufacturing scheme in the Leeds City Region, and will address the long-standing shortage of commercial units in the area.

Planning consent is in place for 2.64 million sq ft of B8, B1 and B2 development directly adjacent to M1 junction 45. A £7.5 million infrastructure and ground works programme, facilitating build-to-suit plots for buildings from 8,000 sq ft up to 515,500 sq ft, is now complete.

The site also benefits from Central Government Enterprise Zone status, offering a range of incentives to occupiers.



AERIAL CGI OF GATEWAY 45 LEEDS

EAST

East at Gateway45 Leeds offers a highly prominent and accessible site, overlooking the M1 motorway next to junction 45.

The site extends to 20.2 acres, with five plots capable of accommodating brand new high specification units from 8,000 sq ft to 105,000 sq ft, with ample external yard space.

Construction of East 105 and East 52 is due to start on site shortly with completion due in Q4 2017.

gateway45leeds.com

ACCOMMODATION

EAST 105 (UNDER CONSTRUCTION)

| | | |
|----------------------|----------------------|-------------------|
| Warehouse | 100,000 sq ft | 9,290 sq m |
| Office (first floor) | 5,000 sq ft | 464 sq m |
| Total | 105,000 sq ft | 9,754 sq m |

EAST 52 (UNDER CONSTRUCTION)

| | | |
|----------------------|---------------------|-------------------|
| Warehouse | 50,000 sq ft | 4,645 sq m |
| Office (first floor) | 2,500 sq ft | 232 sq m |
| Total | 52,500 sq ft | 4,877 sq m |

EAST 42

| | | |
|----------------------|---------------------|-------------------|
| Warehouse | 40,000 sq ft | 3,716 sq m |
| Office (first floor) | 2,000 sq ft | 186 sq m |
| Total | 42,000 sq ft | 3,902 sq m |

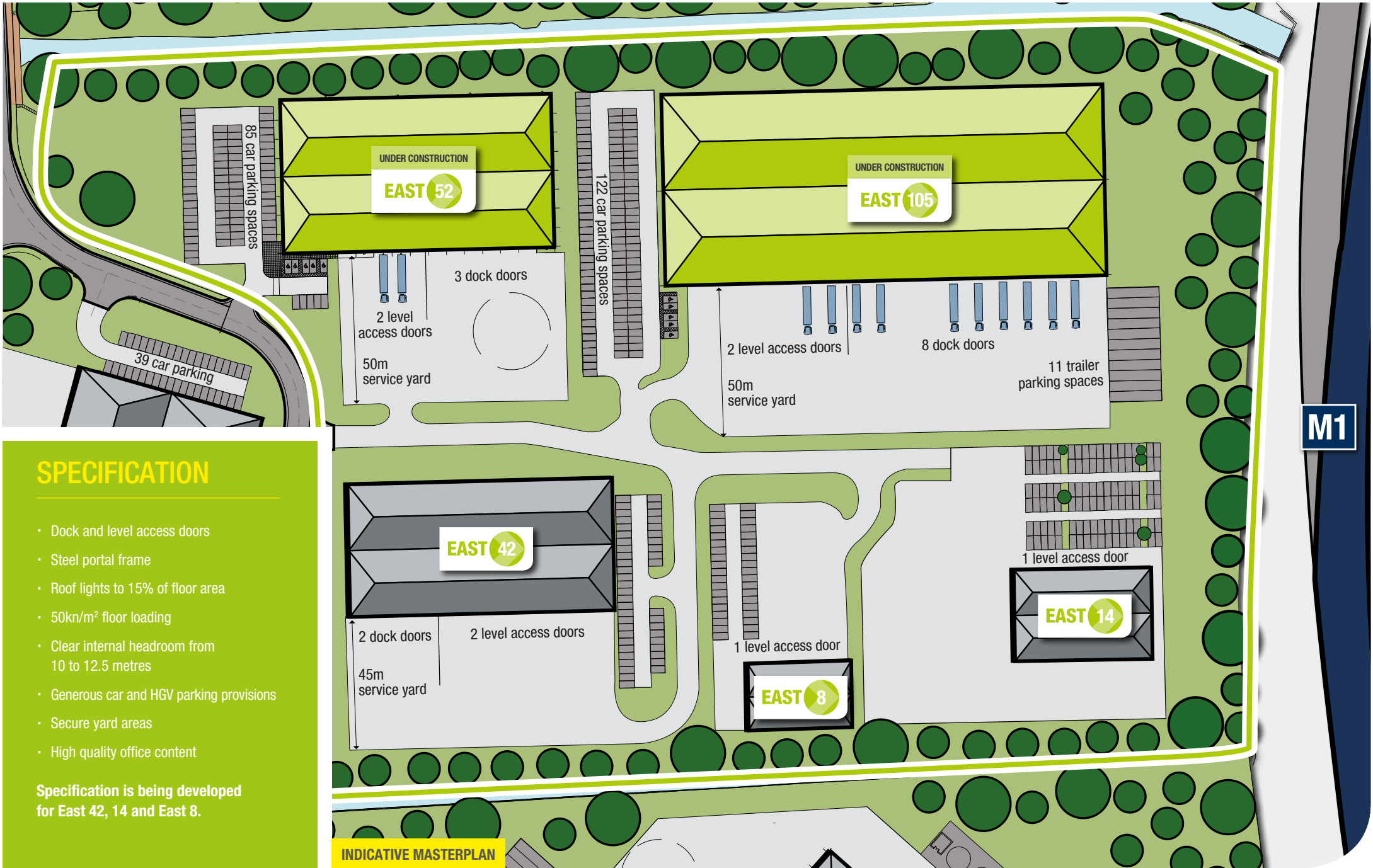
EAST 14

| | | |
|-----------------------|---------------------|-------------------|
| Warehouse | 12,600 sq ft | 1,170 sq m |
| Office (ground floor) | 1,400 sq ft | 130 sq m |
| Total | 14,000 sq ft | 1,300 sq m |

EAST 8

| | | |
|-----------------------|--------------------|-----------------|
| Warehouse | 7,200 sq ft | 669 sq m |
| Office (ground floor) | 800 sq ft | 74 sq m |
| Total | 8,000 sq ft | 743 sq m |

EAST INDICATIVE MASTERPLAN



SPECIFICATION

- Dock and level access doors
- Steel portal frame
- Roof lights to 15% of floor area
- 50kn/m² floor loading
- Clear internal headroom from 10 to 12.5 metres
- Generous car and HGV parking provisions
- Secure yard areas
- High quality office content

Specification is being developed for East 42, 14 and East 8.

EAST

LOCALLY AND NATIONALLY CONNECTED

Gateway45 Leeds incorporates Leeds City Council's newest Park and Ride transport hub, connecting the scheme effortlessly to the available workforce.

Its connections to the rest of the UK are just as impressive. With immediate access to the M1 and just five minutes from the M62, Gateway45 Leeds plugs directly into the national motorway network.

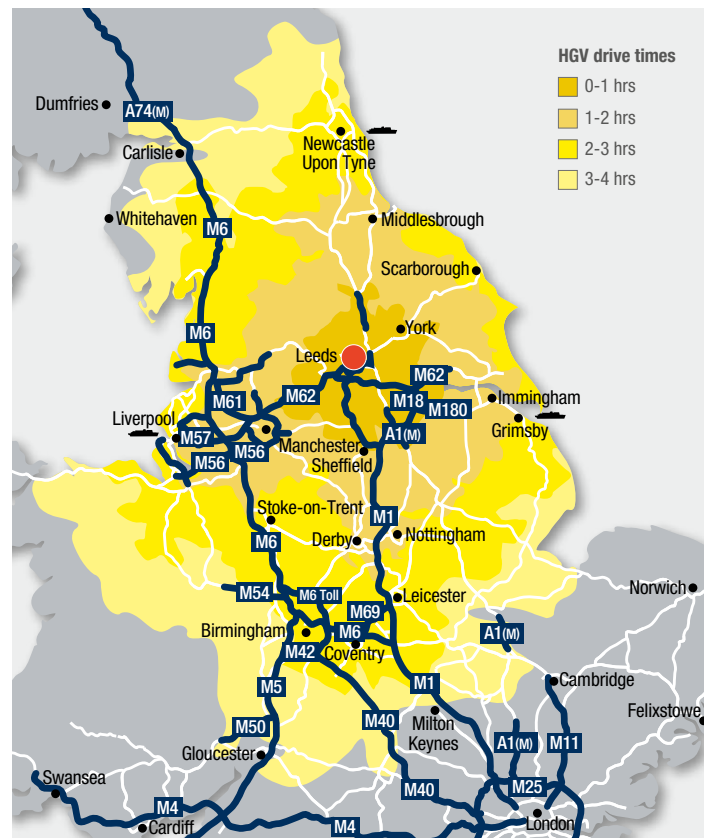
Gateway45 Leeds is ready to deliver for businesses seeking superior quality, operational efficiency, enhanced flexibility and world class connections – as well as the financial benefits that come with being in the Leeds City Region Enterprise Zone.

Port access

| | | |
|-----------|------------|---------------|
| Hull | 61.3 miles | 1 hrs 52 mins |
| Immingham | 74.1 miles | 2 hrs 14 mins |
| Liverpool | 77.5 miles | 2 hrs 29 mins |

HGV drivetimes

| | | |
|------------|-------------|---------------|
| Wakefield | 10 miles | 25 mins |
| Doncaster | 30.3 miles | 1 hrs 0 mins |
| Manchester | 46.9 miles | 1 hrs 33 mins |
| Newcastle | 98 miles | 2 hrs 53 mins |
| Birmingham | 115.2 miles | 3 hrs 10 mins |
| London | 190.9 miles | 5 hrs 24 mins |



A JOINT DEVELOPMENT BY

Harworth

EVANS
property group

SUPPORTED BY

LEP LEEDS CITY REGION
ENTERPRISE
PARTNERSHIP

Leeds City Region
enterprise zone

Leeds
CITY COUNCIL

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