



S2 374

SHERBURN2

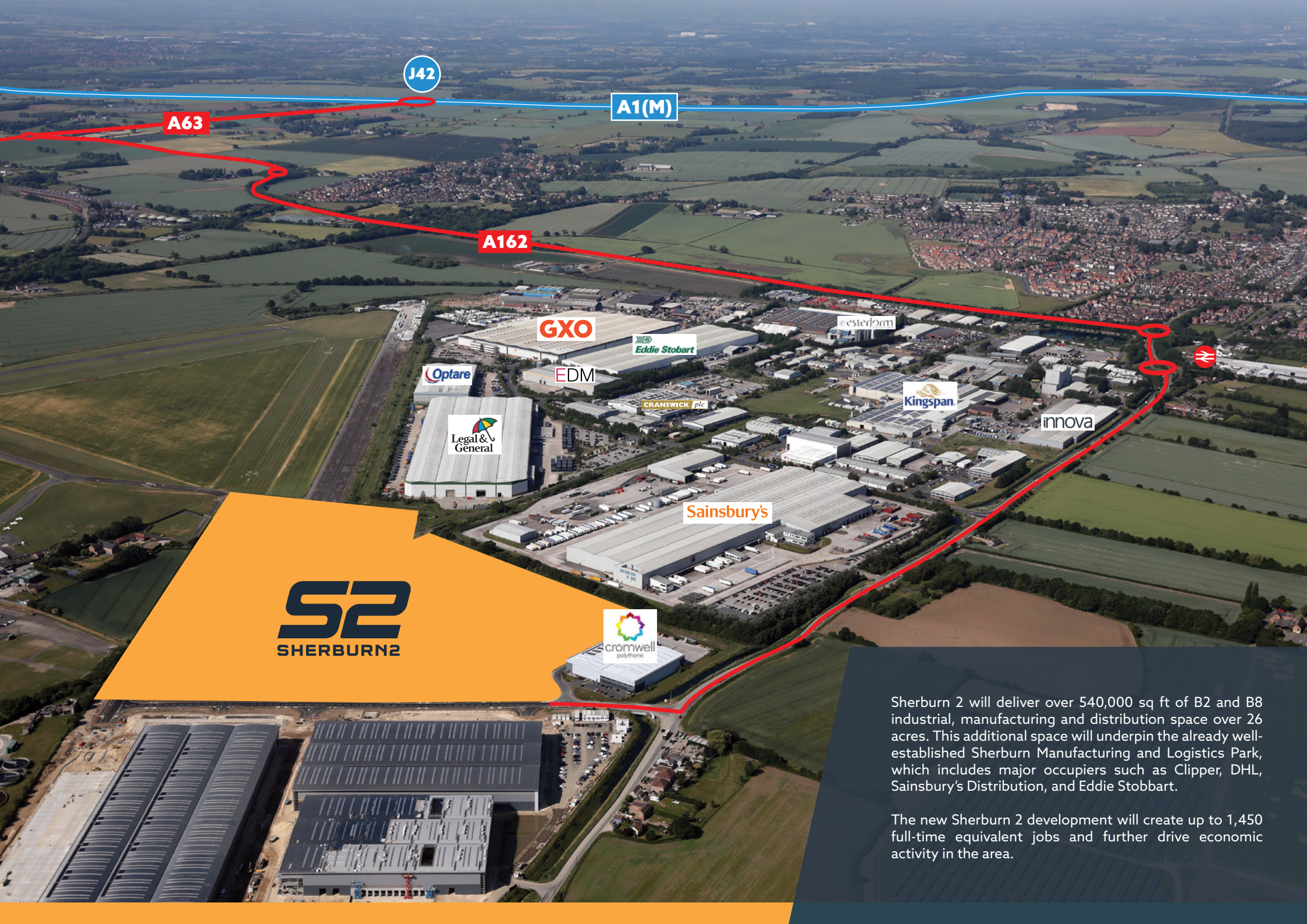
JCT 42 A1(M) • SHERBURN IN ELMET • LS25 6RE

www.sherburn2.co.uk

New Prime Logistics Unit
To Let

374,000 sq ft
(34,746 sq m)

- ✓ Detailed Planning Submitted
- ✓ Ready To Start Q4 2023



S2
SHERBURN2

Sherburn 2 will deliver over 540,000 sq ft of B2 and B8 industrial, manufacturing and distribution space over 26 acres. This additional space will underpin the already well-established Sherburn Manufacturing and Logistics Park, which includes major occupiers such as Clipper, DHL, Sainsbury's Distribution, and Eddie Stobart.

The new Sherburn 2 development will create up to 1,450 full-time equivalent jobs and further drive economic activity in the area.

S2 374

SHERBURN2

Established Location

Sherburn 2 374 is ideally located on the border of West and North Yorkshire approximately 16 miles east of Leeds city centre and just five minutes from Junction 42 of the A1(M). The location offers excellent connectivity to the UK motorway network and is well positioned for both logistics and manufacturing occupiers. Rail freight and the port terminals are accessible within 1 hour's drive time of the site.

Town	Distance	Travel Time
Leeds	16 miles	28 mins
York	16 miles	26 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

/// costly.backpacks.chum

POST CODE

LS25 6JG



Suitable Skills and Sectors in the Local Area



8,000 manufacturing workers
within Selby District (22.9% Vs 7.6% UK)



3,500 transport and storage workers
within Selby District (10.0% Vs 5.1% UK)



Sherburn 2 374 offers an industrial / distribution unit, constructed to the highest of standards providing quality warehouse or manufacturing accommodation built to an institutional specification. The unit will offer occupiers sustainable and efficient space to enable their businesses to flourish in an established and sought after location.

New Prime Logistics Unit

To Let

374,000 sq ft

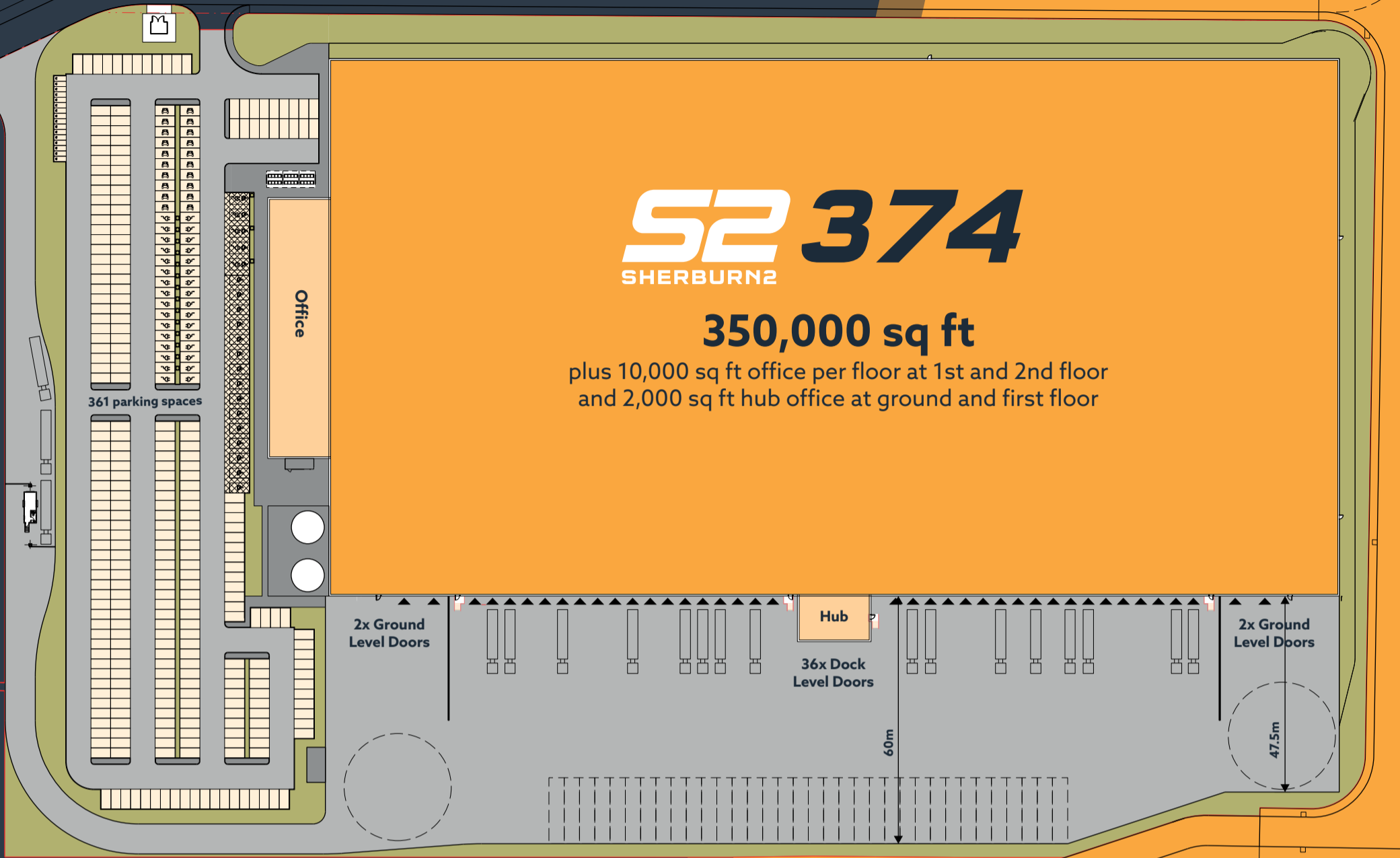
(34,746 sq m)



S2 374
SHERBURN2

Accommodation

Warehouse	350,000 sq ft
First Floor Office	10,000 sq ft
Second Floor Office	10,000 sq ft
Hub Office	4,000 sq ft
Total	374,000 sq ft



Specification

The unit will be constructed to the following specification:



15m haunch height



12% roof lights



50kN/m2 floor loading



FM2 flooring



36 dock level loading doors



4 ground level full height loading doors



Secure yard with gatehouse



60m yard depth



34 HGV parking spaces



361 car parking spaces



1.45 MVA or 1,450 KVA



LED PIR to offices

ESG specification includes:



Target BREEAM Excellent



Target EPC A



EV charging spaces



PV ready steel portal frame



Cycle storage



2km circular cycle/walking path



S2 374

SHERBURN2

JCT 42 A1(M) • SHERBURN IN ELMET • LS25 6RE

BREEAM & EPC

BREEAM Excellent and an EPC rating A are targeted throughout the development.

Planning

E(g) (formerly B1c), B2, B8 uses.

Contacts

For further information, please contact the joint agents:

Hazel Cooper
0113 245 1447
07811 234 627
hazelcooper@cartertowler.co.uk

Robert Whatmuff
0113 200 1819
07703 393 145
robert.whatmuff@colliers.com

Josh Holmes
0113 245 1447
07984 444 972
JoshHolmes@cartertowler.co.uk

Simon Hill
0113 200 1823
07736 480 041
simon.hill@colliers.com

Planning

Sherburn 2 374 benefits from outline planning consent for B2 and B8 uses. A detailed planning application for the masterplan scheme has been submitted with determination expected in Q4 2023.

Terms

The unit is available by way of new full repairing and insuring lease to be agreed. Further details are available upon request.

Service Charge

A service charge will be payable to cover the maintenance of the common parts. Please refer to the agents for more information.

VAT & Legal Costs

VAT will be charged where applicable. Each party to be responsible for their own legal costs incurred in the transaction.



IMPORTANT NOTICE. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Carter Towler or Colliers in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Carter Towler and Colliers has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Design by www.thedesignexchange.co.uk. August 2023.