



S2 NORTH

SHERBURN2

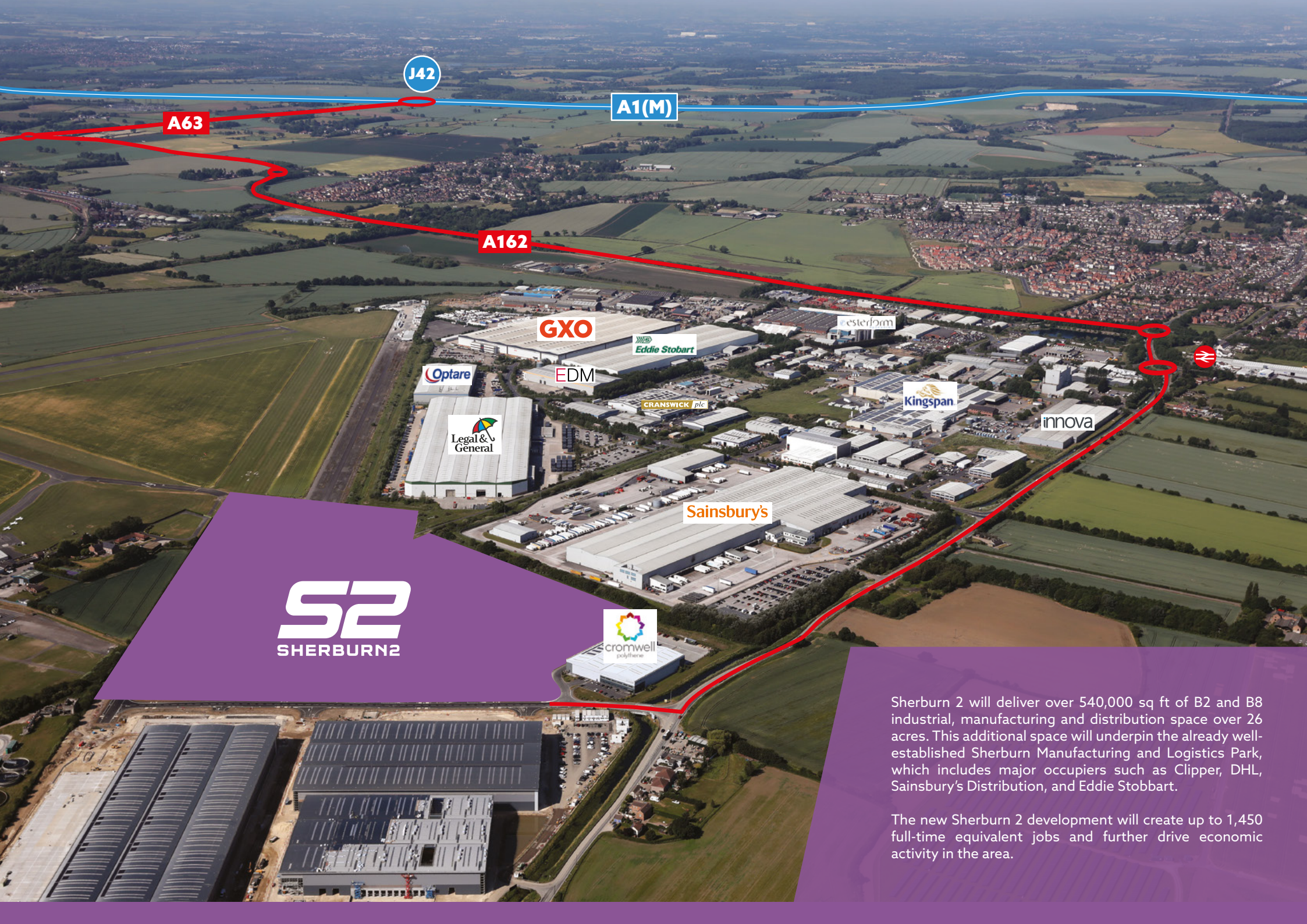
JCT 42 A1(M) • SHERBURN IN ELMET • LS25 6RE

www.sherburn2.co.uk

New Industrial / Warehouse Units
To Let

2,850 - 5,000 sq ft
(264.8 - 464.5 sq m)

- ✔ Detailed planning submitted
- ✔ Construction due to start Q1 2024



J42

A1(M)

A63

A162

GXO

Eddie Stobart

Optare

EDM

CRANSWICK plc

Kingspan

Legal & General

innova

Sainsbury's

S2
SHERBURN2

cronwell
polythene

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.

POST CODE

LS25 6RE

/// cocoons.hazelnuts.prongs

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SHERBURN2

Established Location

Sherburn 2 North is situated in an excellent location for logistics and manufacturing companies. Located within a very well established and expanding industrial estate in Yorkshire, Sherburn 2 North offers unrivalled access to Junction 42 of the A1(M) which in turn connects to the M1 and the M62. Leeds, York, Doncaster, Hull as well as the East Coastal towns are all in easy reach.

Sherburn-in-Elmet is a growing market town with several emerging housing developments which will further boost the local population and add to the existing skilled workforce catchment.



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Overview

A terrace of five industrial / warehouse units, constructed to the highest of standards providing quality warehouse or manufacturing accommodation built to an institutional specification. The units will offer occupiers, sustainable and efficient space to enable their businesses to flourish in an established and sought after location.

Accommodation

Unit	Warehouse (sq ft)	Ground floor office & facilities (sq ft)	Total (sq ft)
North 3A	4,677 sq ft	323	5,000 sq ft
North 3B	2,581 sq ft	269	2,850 sq ft
North 3C	3,931 sq ft	269	4,200 sq ft
North 3D	2,581 sq ft	269	2,850 sq ft
North 3E	4,677 sq ft	323	5,000 sq ft

Units can be occupied on an individual basis or in combination.

Specification

Each unit will be constructed to the following specification:



6m haunch height



12% roof lights



37.5kN/m2 floor loading



Dedicated car parking



Full height insulated sectional overhead doors



5% office areas



LED lighting in offices



Superfast fibre broadband



WC and kitchenette facilities



N3 5-10KVA per unit



Ability to combine units



PV ready portal frame

ESG specification includes:



Target BREEAM Excellent



Onsite EV charging



Automatic PIR LED lighting to offices



Optional PV



Communal picnic areas



Cycle storage



2km circular cycle/walking path

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BREEAM & EPC

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

Planning

Sherburn 2 North 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.

Contacts

For further information, please contact the joint agents:

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Terms

The units are available by way of new full repairing and insuring leases 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.



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