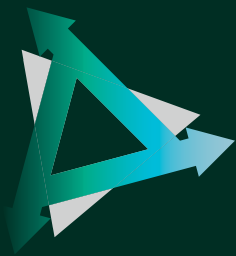


M1

47



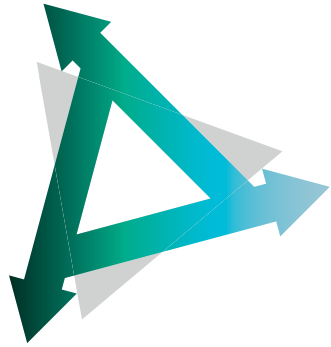
indicative CGI image



**LEEDS**  
**500**  
JUNCTION 47 M1  
LS25 2PG

**PRIME LOGISTICS UNIT**  
**492,500 SQ FT (45,754 SQ M)**

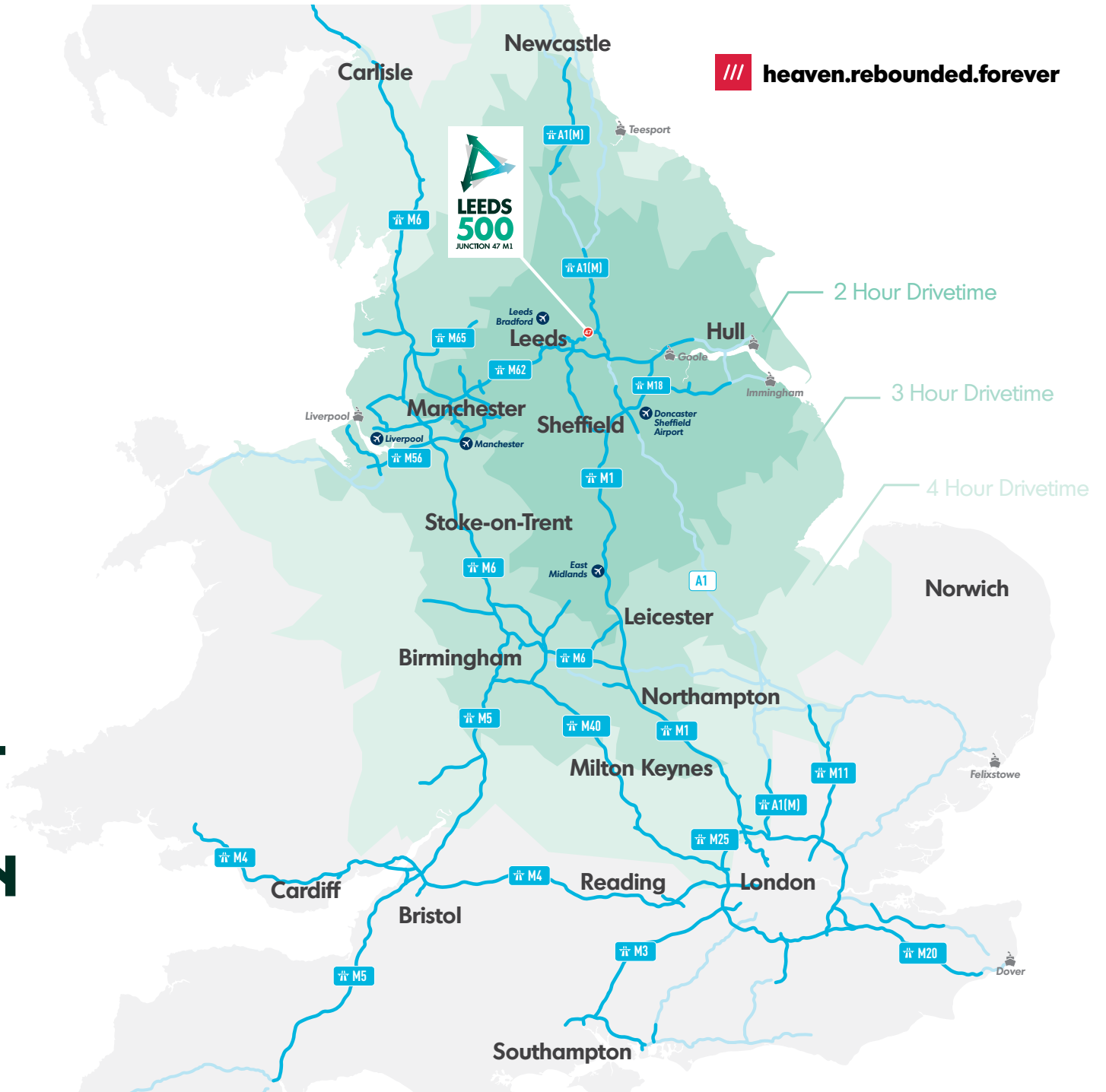
**DETAILED PLANNING SECURED**  
**READY TO START**



# LEEDS 500

JUNCTION 47 M1

# THE LARGEST SINGLE UNIT DISTRIBUTION SCHEME IN LEEDS



# STRATEGICALLY LOCATED UNIQUE OPPORTUNITY...



Indicative CGI image



## SITUATION

**Leeds 500's** central position makes it easily accessible to all parts of the UK and mainland Europe. Due to its strategic proximity to the area's extensive road network, Leeds continues to strengthen its position as the logistics capital of the North.

**Leeds 500** is strategically located on the M1/A1(M) intersection, providing access to the M1 (J47), A1M and M62.

The site is 9 miles from the centre of Leeds and is within easy reach of East Garforth railway station.

## CONNECTIONS



Destination	Miles	Minutes
J47 M1	0.5	1.0
A1(M)	1.2	2.0
A63	3.0	4.0
A64	4.8	5.0
East Garforth	1.6	4.0
Leeds	10.3	20
Sheffield	39.6	48
York	18.1	26
Manchester	54.6	69

Destination	Miles	Minutes
Newcastle	91.6	93
Goole Port	28.5	31
Hull Port	55.7	69
Immingham Port	65.5	70
Leeds Bradford Airport	22.6	34
Doncaster Sheffield Airport	33.7	40
Manchester Airport	66.5	65
Newcastle Airport	97.9	97



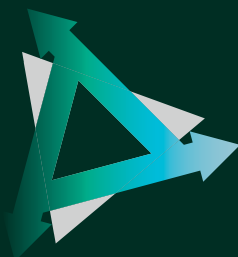


**492,500 SQ FT**  
(45,754 SQ M)

**INDICATIVE  
SITE PLAN**

**ACCOMMODATION  
SCHEDULE**

Area	sq ft	sq m
Warehouse	465,000	43,200
FF Offices	11,250	1,045
SF Offices	11,250	1,045
Warehouse Hub Office	5,000	464.5
<b>Total</b>	<b>492,500</b>	<b>45,754</b>



**LEEDS**  
**500**  
JUNCTION 47 M1

# THE LARGEST SINGLE UNIT DISTRIBUTION SCHEME IN LEEDS

## 492,500 SQ FT (45,754 SQ M)



**WITH MANY LOCAL AMENITIES INCLUDING:**



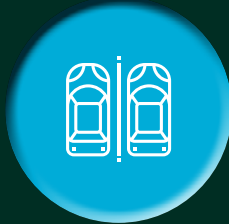
## INDICATIVE SPECIFICATION



8 level access doors



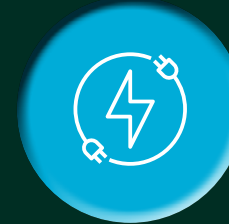
45 dock level doors (incl. 6 Euro doors)



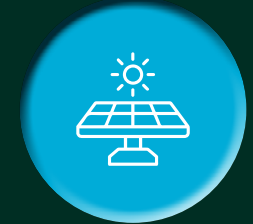
510 car parking spaces



50KN/m<sup>2</sup> floor loading



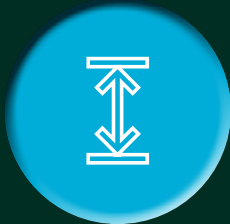
28 car charging spaces (plus 50 future enabled charging spaces)



Potential Solar PV Generation: 3,420 mWh



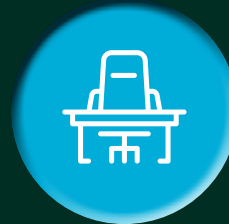
Electricity supply 3,250 kVA (3.25 mVA)



15m to underside of haunch



Hub office



Office facilities on two floors



BREEAM Excellent



EPC A

## ESG SPECIFICATION



Multi use games area



Showers, changing and locker facilities



Sustainable urban drainage including 2 filtration ponds



Rain water harvesting



40 secure covered cycle spaces



Outdoor segregated picnic tables



# DEVELOPER TRACK RECORD

Wilton Developments is an award winning developer, developing industrial and office projects in the north of England since 2004. Wilton has experience of both large scale distribution and manufacturing facilities, to smaller sized warehouse and factory units. Wilton is privately owned and funded.

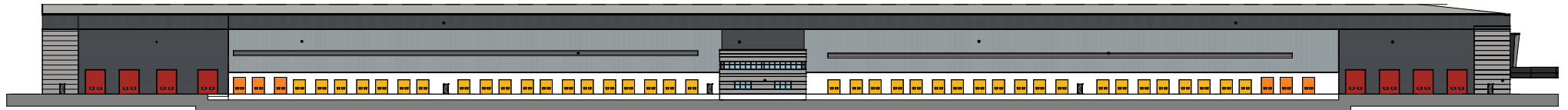
A recent example includes Enterprise 36, Barnsley, a 25 acre site where Wilton completed a 300,000 sq ft high quality new build industrial scheme.



# PRIME LOGISTICS UNIT

## 492,500 SQ FT (45,754 SQ M)

**DETAILED PLANNING SECURED**



Southern Elevation

A development by



[www.wiltondevelopments.co.uk](http://www.wiltondevelopments.co.uk)

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with this transaction.

### TERMS

For further information please contact the agents.

### VAT

VAT will be chargeable on all rents and service charges.

### ALL ENQUIRIES

For further information please contact the agents.

# CBRE

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