

# SHERBURN

550

**TO LET**

**556, 598 SQ FT**  
**STRATEGICALLY LOCATED**  
**INDUSTRIAL WAREHOUSE**

**UNIT 1 HURRICANE WAY | SHERBURN IN ELMET | LS25 6PT**

# LARGEST

## AVAILABLE WAREHOUSE IN YORKSHIRE

TO LET

556,598 SQ FT  
STRATEGICALLY LOCATED  
INDUSTRIAL WAREHOUSE



Please click on the logos to access location

UNIT 1 HURRICANE WAY | SHERBURN IN ELMET | LS25 6PT

# SHERBURN 550

Sherburn 550 is located within the Sherburn Distribution Park which is accessed via Junction 42 of the A1(M), approximately 3.5 miles away via the A63 and A162. The town of Sherburn in Elmet is some 1.7 miles to the west of the building.

The business park is well established and home to notable national occupiers such as Sainsbury's, Clipper Logistics, Eddie Stobart and Kingspan.



A63

30 miles

Leeds Bradford  
Yorkshire's Airport

A1 / J42 5 mins

A162

B1222

Eddie Stobart

GXO

Optare

LEEDS

Kingspan.

innova

Sainsbury's

SHERBURN IN  
ELMET

SHERBURN-IN-  
ELMET (SIE)

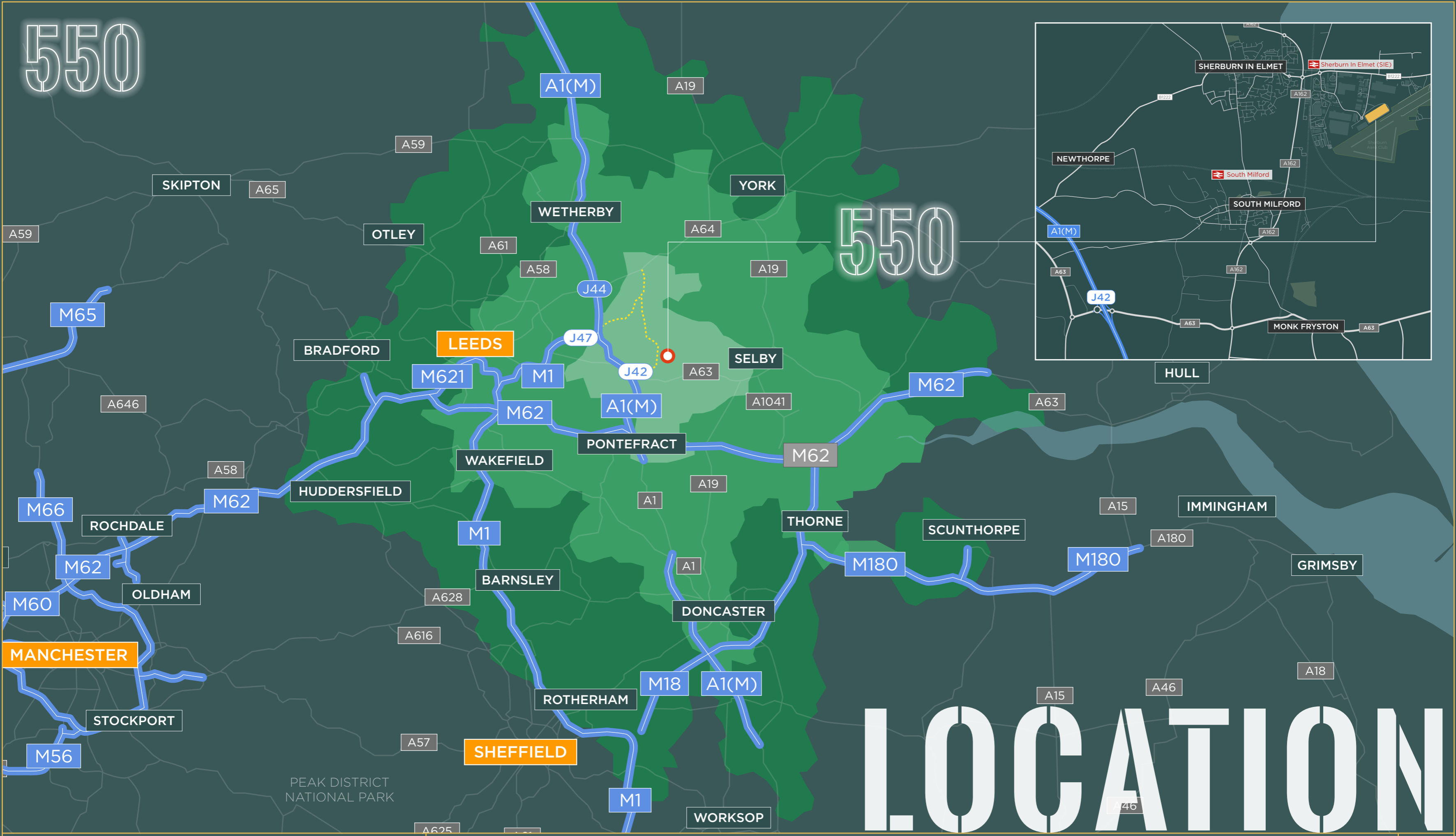
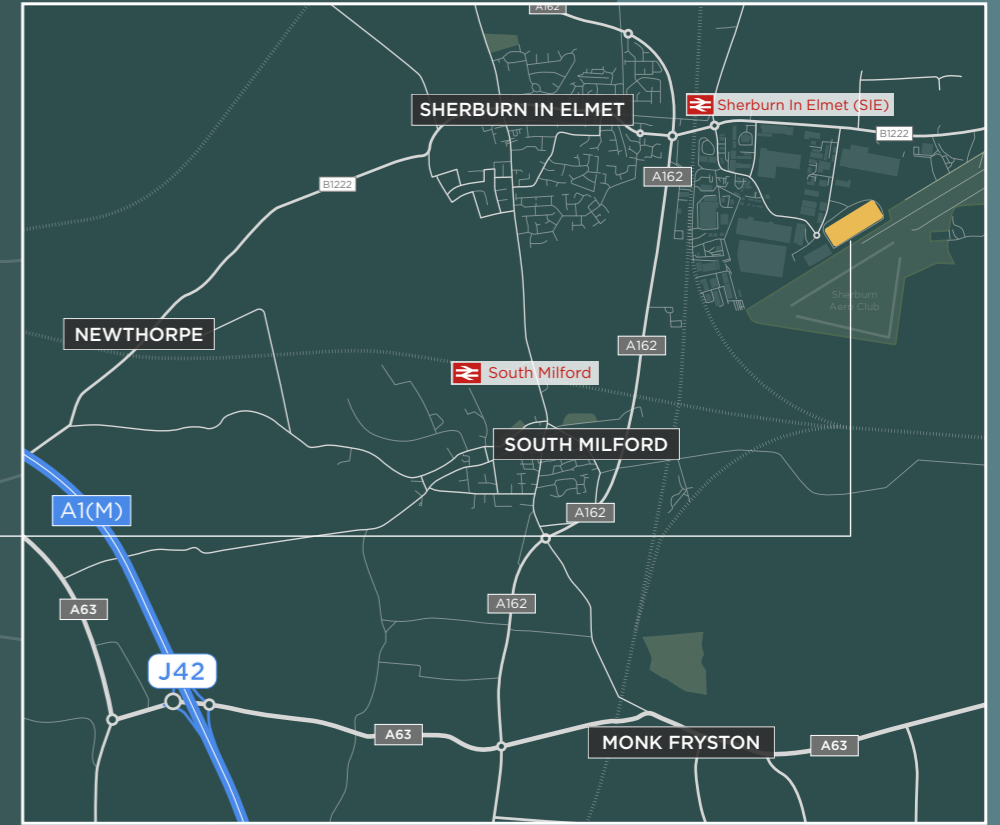


PORT

Hull - 45 miles | Immingham - 67 miles

# 550

# 550



# LOCATION



# 550



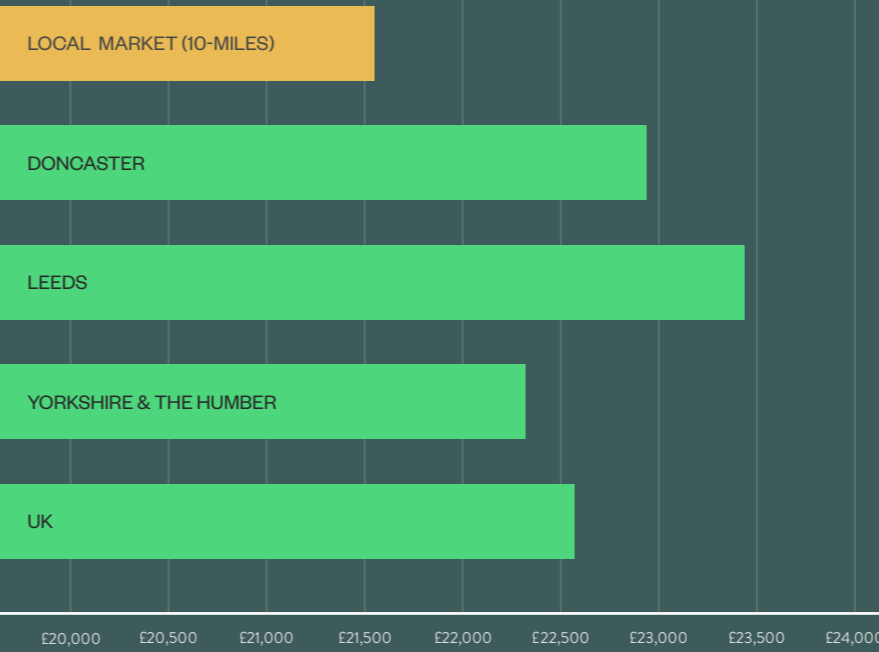
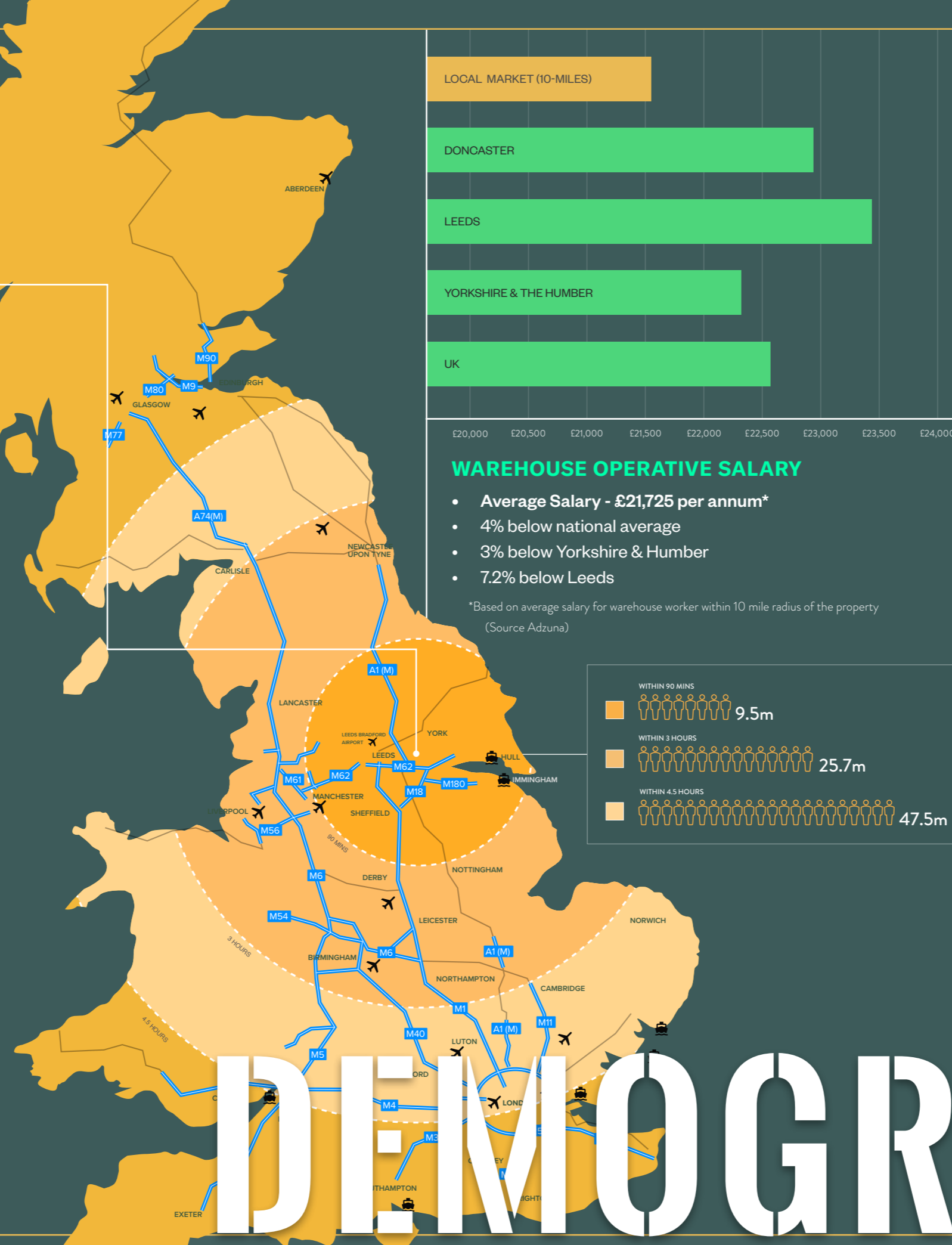
DRIVE TIME	MILES	TIME
Leeds	16 miles	28 mins
York	20 miles	26 mins
Hull	53 miles	54 mins
Manchester	62 miles	1 hr 26 mins
Liverpool	90 miles	2 hr 7 mins
Newcastle	99 miles	1 hr 45 mins
Birmingham	114 miles	2 hr 10 mins
London	191 miles	3hr 45 mins



DRIVE TIME	MILES	TIME
Yorkshire Rail Hub	17 miles	26 mins
Immingham Port	67 miles	1hr 10 mins
Hull Port	45 miles	1hr 15 mins



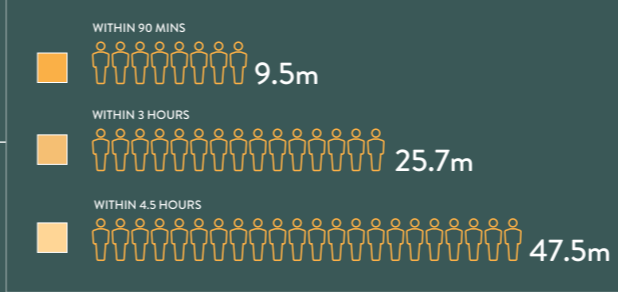
DRIVE TIME	MILES	TIME
Leeds Bradford Airport	30 miles	40 mins



### WAREHOUSE OPERATIVE SALARY

- Average Salary - £21,725 per annum\*
- 4% below national average
- 3% below Yorkshire & Humber
- 7.2% below Leeds

\*Based on average salary for warehouse worker within 10 mile radius of the property (Source Adzuna)



EMPLOYMENT BY SECTOR	SELBY	GREAT BRITAIN
Manufacturing	23.5%	7.9%
Energy	4.4%	0.5%
Construction	6.6%	4.8%
Transportation & Storage	8.8%	5.1%

Source: Selby Council



126,7733

Total Appropriately Skilled  
(45 mins travel)



5.3%

Population Rise  
The population in the local catchment area is expected to rise by 5.3% over the next 10 years.



57,208 (2.6%)

Total Unemployed  
(45 mins travel)



91,700

Selby District Population (2020) growing approx. 1% pa for the past 20 years and the highest predicted population growth in North Yorkshire (another 14.6% by 2039)



2,176,738

Total of Working Age  
(45 mins travel)



56,000

Selby District Working age population

Source: Selby Council

# DEMOGRAPHICS

# 550 SPECIFICATION

Sherburn 550 provides a modern industrial / distribution facility - The current fit-out is being removed. The property will provide the following specification:



**56 DOCK LEVEL LOADING DOORS**



**7 GROUND LEVEL LOADING DOORS**  
(Including 3 X Oversized Doors)



**SECURE YARDS TO 3 ELEVATIONS WITH UP TO 52M DEPTH**



**313 DESIGNATED CAR PARKING SPACES**



**15M HAUNCH HEIGHT  
16.2M EAVES HEIGHT**



**APPROXIMATELY 10% TRANSLUCENT ROOF LIGHTS**



**CONCRETE WAREHOUSE FLOOR 65 kN m2** (Subject to Verification)



**96 BIDDLE HOT WATER AIR SYSTEM HEATERS**



**PERIMETER FENCING WITH BARRIER ENTRANCE & GATEHOUSE**



**6 MVA POWER CURRENTLY AVAILABLE**  
(Subject to Verification)



**SUSPENDED LED WAREHOUSE LIGHTING**



**2X3 STOREY OFFICE BLOCKS**



**360° HGV CIRCULATION**

From measurements taken on site we understand that the premises extend to the following GIA:

DESCRIPTION	SQ FT	SQ M	SUB-TOTALS (SQ FT)
Warehouse	542,118.25	50,364.48	542,118.25
Block A Offices - Ground Floor	1,789.93	166.29	
Block A Offices - First Floor	1,789.93	166.29	
Block A Offices - Second Floor	1,789.93	166.29	5,369.79
Block B Offices - Ground Floor	3,036.65	282.11	
Block B Offices - First Floor	3,036.65	282.11	
Block B Offices - Second Floor	3,036.65	282.11	9,109.94
<b>TOTAL GIA</b>	<b>556,598</b>	<b>51,709.7</b>	
Mezzanine Floor	12,996	1,207.4	



# SHER BURN 550



0114 272 9750  
0113 246 1533  
020 7629 8171

[knightfrank.co.uk](http://knightfrank.co.uk)

## TENURE

The property is available to let.

## SERVICES

There is connection to all mains services. We understand that there is 1750 kva power supply (subject to verification).

## EPC

C-58.

## BUSINESS RATES

According to the VO website, the property has a current Rateable Value of £1,760,000.

## PLANNING

We understand that the premises have planning consent for B2/B8 use with associated B1 office space.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## ANTI-MONEY LAUNDERING

An incoming occupier will be required to satisfy all AML approvals.



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