



Three New Prime Industrial /  
Distribution Units

76,231 | 145,454 | 329,583 SQ FT

**TO LET OCCUPATION SUMMER 2024**



LOCATION



WELLNESS



LABOUR

# LOCATION

Baytree Leeds is located within the Stourton Industrial area, approximately 3 miles southeast of Leeds city centre. The Leeds Rail Freight Terminal lies immediately to the north of the site and a purpose-built Royal Mail depot is immediately to the east.

The scheme has a strategic significance due to its proximity to Junction 7 of the M621 motorway, located immediately to the north-west which links in to the M62 for destinations north and west, and to the M1 motorway heading south. The A639 trunk road provides a link through to Junction 44 of the M1 motorway approximately half a mile to the east. The M1 motorway (north) provides links through to North Yorkshire and the North East of England.

Major occupiers close by include Royal Rail, Sheffield Insulation Group, Tuffnells Express Parcels, ARLA Foods, CEMEX, Kloeckner Metals, Steaper Group and First Direct.



M621

M621 J7 ↗

A639

A639

M1 J44 ↘

A639

Indicative CGI





### DESIGNED WITH FLEXIBILITY FOR FUTURE CHANGE

Offices constructed with the flexibility to increase office areas or provide for ancillary uses if required

Underground ducts are installed in the service yards and car parks allowing for additional future installation of EV charging

Provision of underground ducts and drainage facilitate future expansion or reconfiguration of the office areas

Dock faces are designed to accommodate a wide variety of vehicle types



### TECHNOLOGY ENABLED

BIM models hold digital reproductions of building data which facilitate the Operation and Maintenance of the buildings

Remote access is provided to the building management systems

Solar powered USB charging benches are provided to external areas

Sensor suites are installed to continuously monitor:

- Lighting energy usage
- Office areas heat mapping
- Office & Warehouse occupant numeration via 4D sensor
- Office Indoor air quality – CO<sup>2</sup> Levels
- Office indoor temperature
- Office indoor humidity levels
- External Air Quality
- External Noise levels



### HEALTH AND WELLBEING OF BUILDING USERS

A roof garden is provided to Unit 2 incorporating relaxation areas and raised bed planters

Outdoor multipurpose recreational and relaxation areas are provided for occupiers of the estate

Bike shelters are installed which include provision for electric cycle charging points to be powered by solar PV via battery storage

Translucent panels are installed over the dock faces to introduce natural light to the internal marshalling areas in the warehouses

Refreshment stations are provided in the reception areas



### CLEAN AIR WATER SOIL AND ENERGY

Electric vehicle charging stations are provided

The use of air source heat pumps negates the need for gas usage

Enhanced use of recycled and recyclable materials specified using Circular Economy principles

Super tight airtight insulated building envelope to reduce heating requirements

10% rooflights to the warehouse roofs

Roof mounted solar PV systems power wall mounted batteries in the reception areas producing night time power

Permeable paving is used in external areas to mitigate shock charging the site drainage systems in storm conditions

Reindeer moss walls in the reception areas improve air quality and absorb noise

A CO<sub>2</sub> absorbing “City Tree” is installed at the site entrance which doubles as a signage totem

**BREEAM “OUTSTANDING”**

**EPC-A**

**Designed using WELL building standard principles**

**Materials specified using the UK Green Building Council “Circular Economy” selection hierarchy**



# SITE PLAN



KLOECKNER METALS UK

KLOECKNER METALS UK

ROYAL MAIL

ARLA FOODS

M621 J7

A61

A639

A639

M1 J44 →

Baytree  
Leeds

2 LEVEL ACCESS

15 DOCK LOADING DOORS

UNIT 3

145,454 SQ FT

1 LEVEL ACCESS

50M

COMMUNAL MULTI-PURPOSE RECREATIONAL AREA

EV CHARGING

CYCLE SHELTER

EXTERNAL AMENITIES AREA

UNIT 2 329,583 SQ FT

2 LEVEL ACCESS

28 DOCK LOADING DOORS

2 LEVEL ACCESS

EV CHARGING

EV CHARGING

CYCLE SHELTER

FIRST FLOOR OFFICE

35M

UNIT 1

76,231 SQ FT

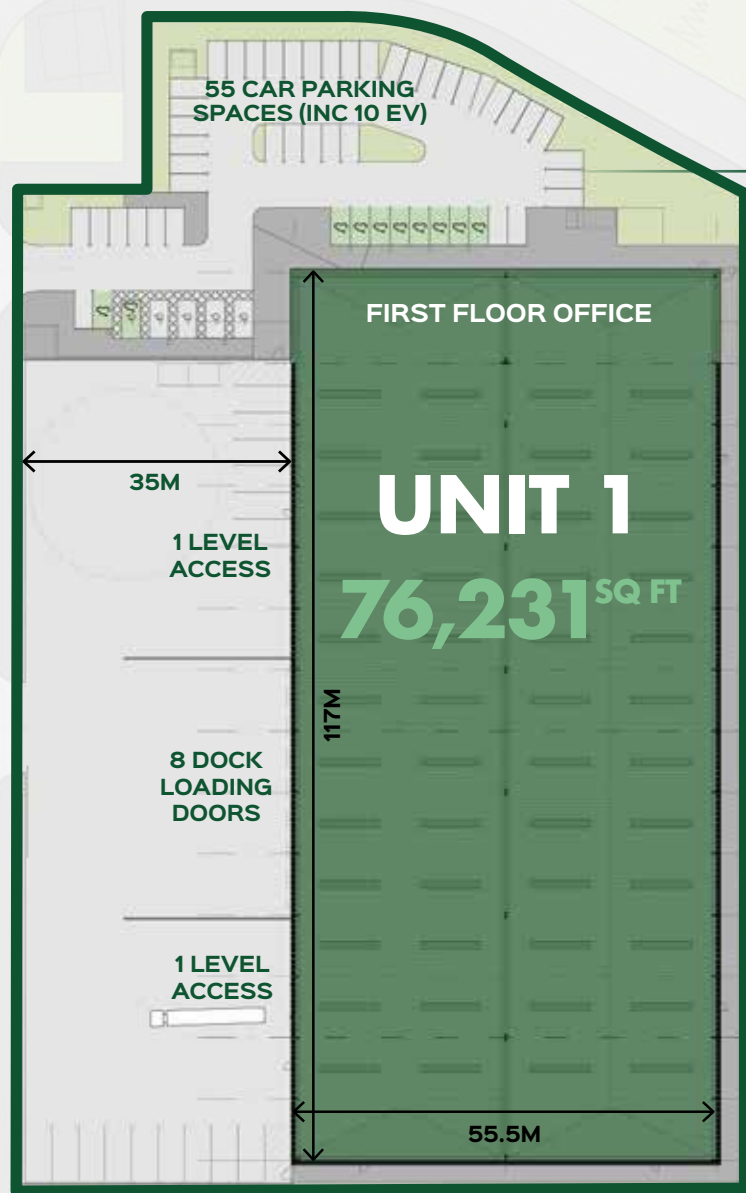
ROOF TERRACE

EV CHARGING

CYCLE SHELTER

OVERFLOW PARKING FOR ALL UNITS

50M



OVERFLOW PARKING FOR ALL UNITS

- 12.5 CLEAR INTERNAL HEIGHT
- 8 DOCK LEVEL LOADING DOORS
- 2 LEVEL ACCESS LOADING DOORS
- 500 KVA (LV FED) POWER SUPPLY
- 10 CYCLE SPACES
- 92 TOTAL CAR PARKING SPACES (INCL. OVERFLOW)
- 50KN FLOOR LOADING

## UNIT 1 76,231 SQ FT

	SQ M	SQ FT
Warehouse	6,329	68,125
Offices	753	8,105
<b>Total (GIA)</b>	<b>7,082</b>	<b>76,231</b>
Pallet Racking	Wide Aisle	VNA
	4,980	6,564



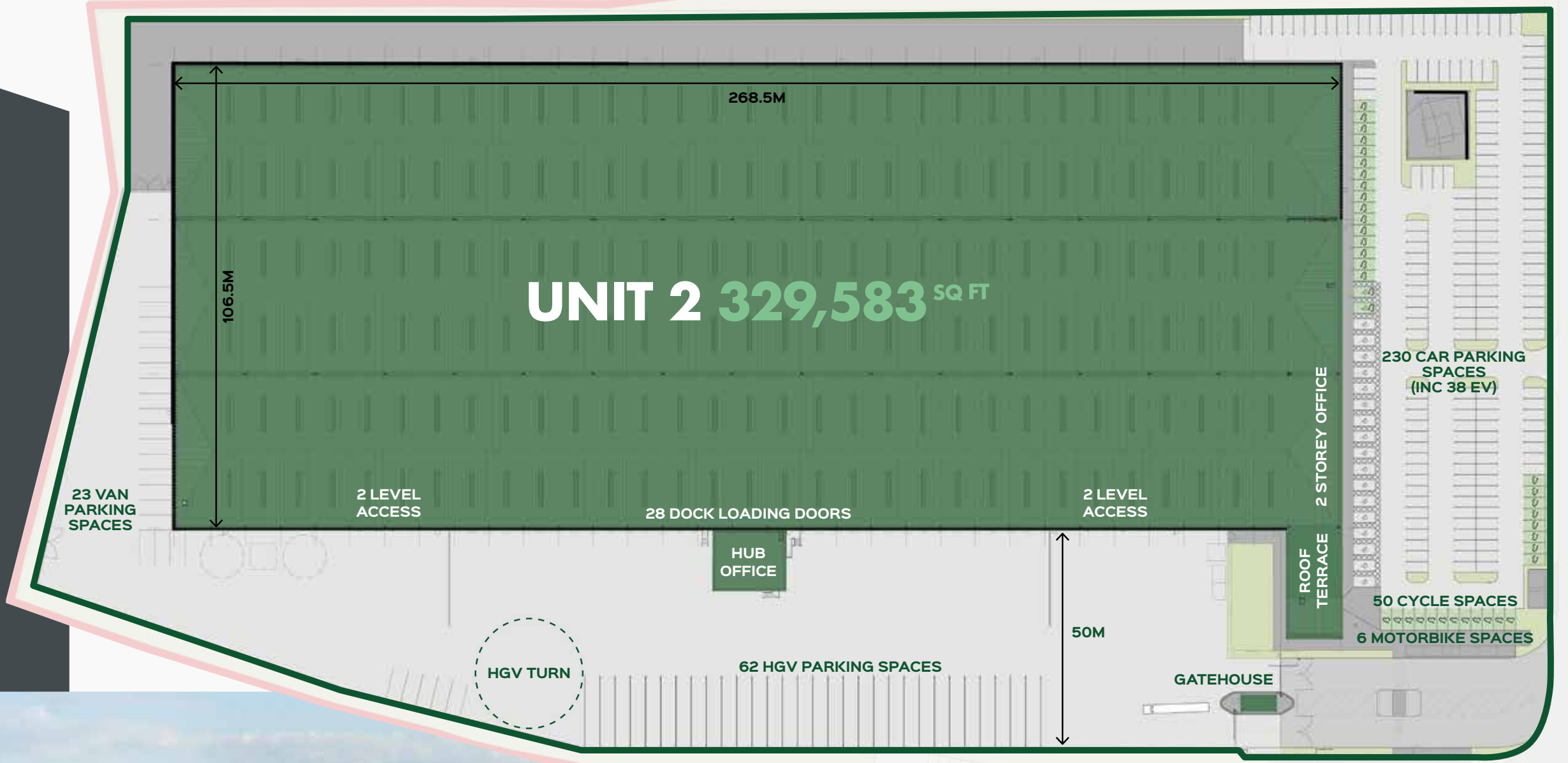
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# UNIT 2 329,583 SQ FT

	SQ M	SQ FT
Warehouse & Undercroft	28,686	308,776
Offices	1,478	15,909
Hub Office (2 storey)	438	4,715
Gatehouse	17	183
<b>Total (GIA)</b>	<b>30,619</b>	<b>329,583</b>

Pallet Racking	Wide Aisle	VNA
	44,520	59,456



OVERFLOW PARKING FOR ALL UNITS



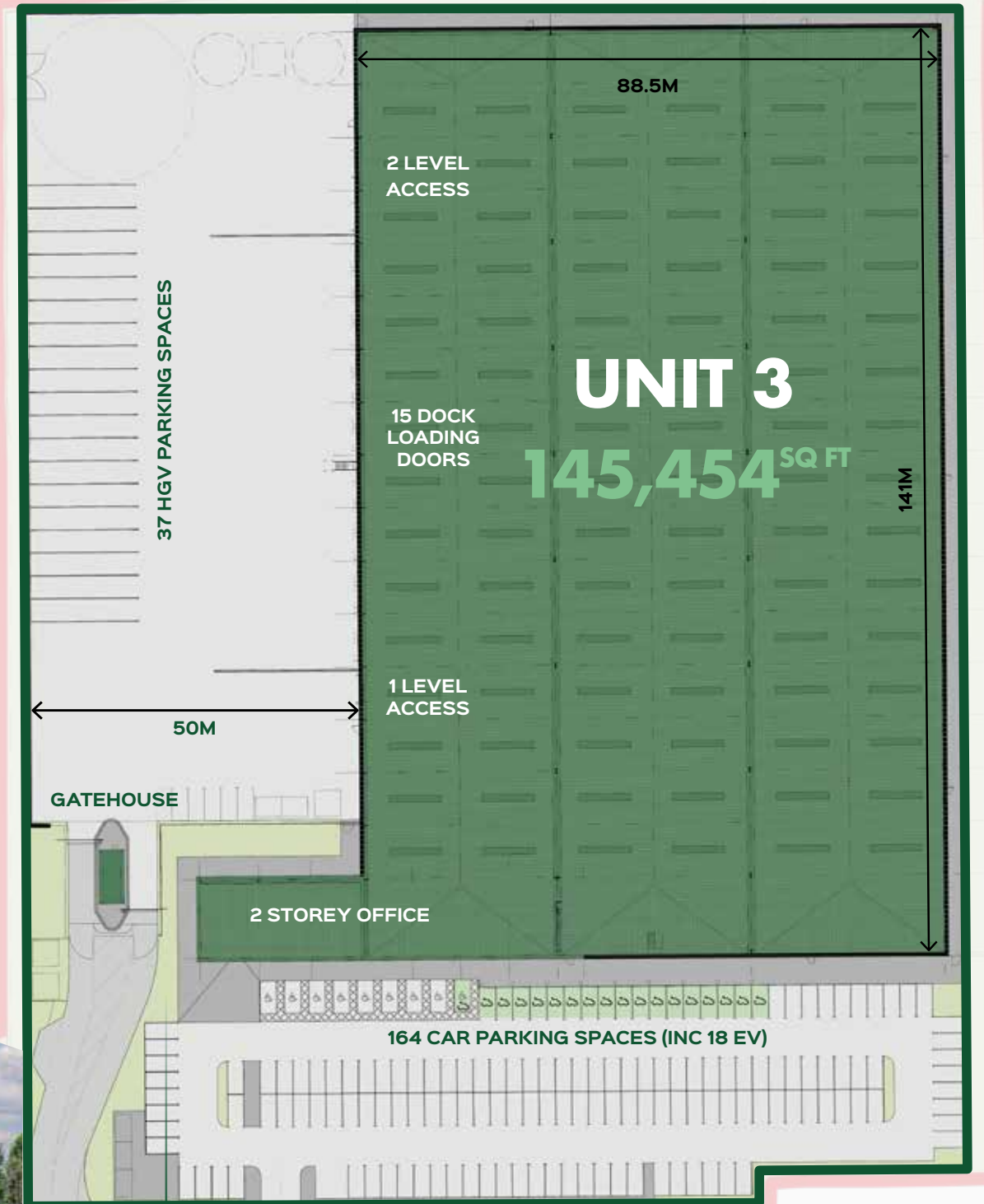
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- 15 CLEAR INTERNAL HEIGHT
- 28 DOCK LEVEL LOADING DOORS
- 4 LEVEL ACCESS LOADING DOORS
- 1600 KVA (HV FED) POWER SUPPLY
- 62 HGV SPACES
- 50 CYCLE SPACES
- 384 TOTAL CAR PARKING SPACES (INCL. OVERFLOW)
- 50KN FLOOR LOADING

# UNIT 3 145,454 SQ FT

	SQ M	SQ FT
Warehouse & Undercroft	12,595	135,573
Offices	901	9,698
Gatehouse	17	183
<b>Total (GIA)</b>	<b>13,513</b>	<b>145,454</b>
<b>Pallet Racking</b>	<b>Wide Aisle</b>	<b>VNA</b>
	18,128	23,912

- 15 CLEAR INTERNAL HEIGHT
- 15 DOCK LEVEL LOADING DOORS
- 3 LEVEL ACCESS LOADING DOORS
- 37 HGV SPACES
- 20 CYCLE SPACES
- 171 TOTAL CAR PARKING SPACES (INCL. OVERFLOW)
- 50KN FLOOR LOADING
- 800 KVA (HV FED) POWER SUPPLY



20 CYCLE SPACES  
3 MOTORBIKE SPACES



Indicative CGI

# LABOUR

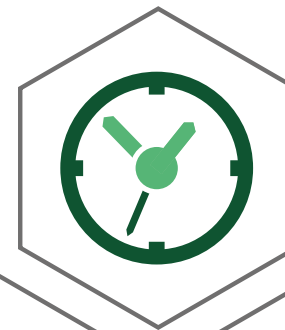
## LABOUR

Leeds is the fastest growing city in the UK and is halfway through an ambitious £10 billion regeneration programme. The Leeds City Region has access to over 3 million people, including a skilled workforce of 1.4 million. Baytree Leeds is situated in an ideal location for attracting a strong labour pool, with over 65% of the population qualified to NVQ level 3 vs 61% in Great Britain. There are over 600,000 households within a 30 minute drive time, meaning Baytree Leeds can attract its workforce from a wide area.

The city also boasts the UK's biggest manufacturing employment base, generating £7 billion a year, or 12% of the region's economic output and is the third largest manufacturing centre by local authority area, home to over 1,600 manufacturing firms.



**620,893**  
Households live within  
a 30-minute car drive



**15.2%**  
People working in the  
manufacturing/transportation  
& storage sector compared to  
12.6% nationally

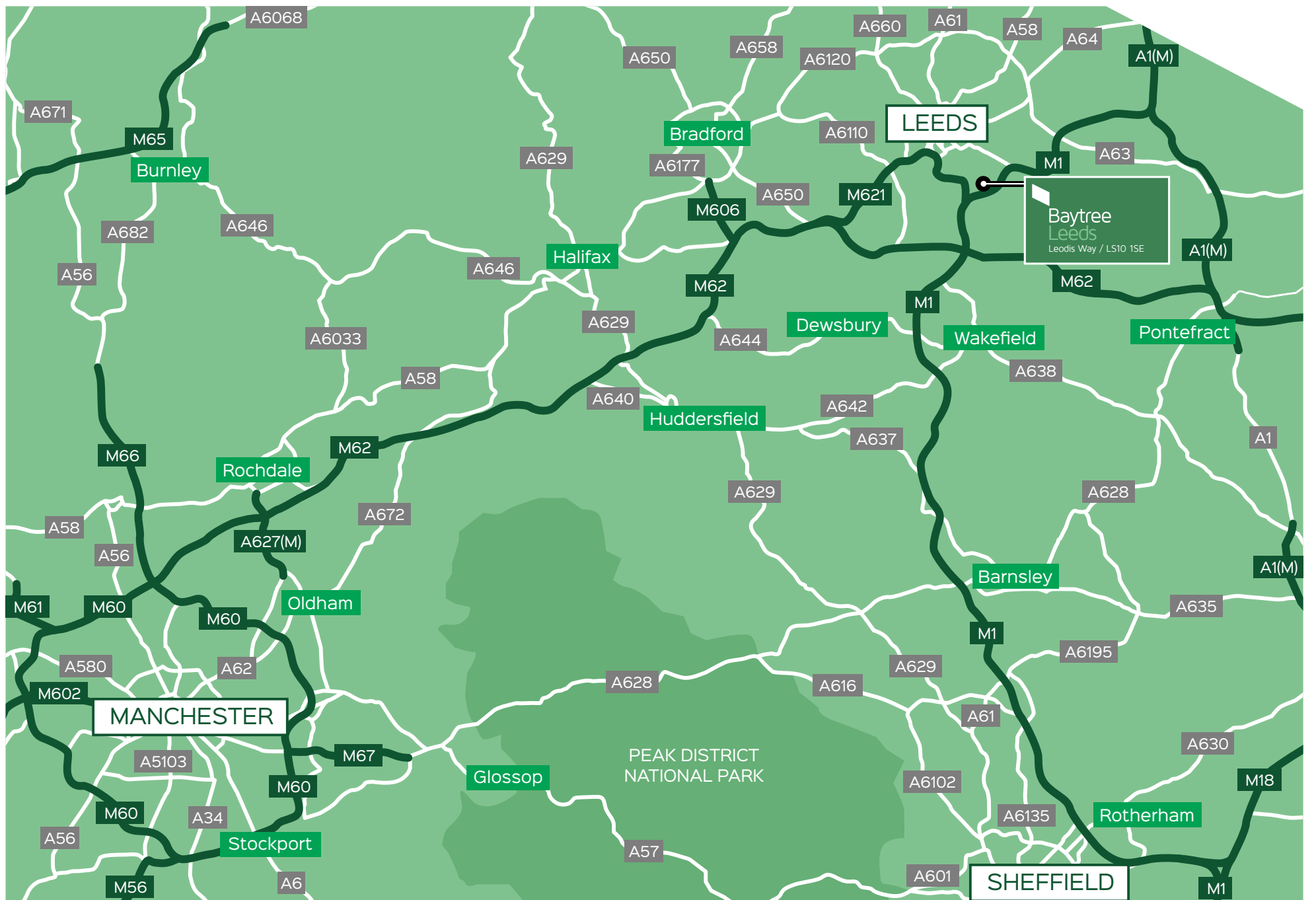
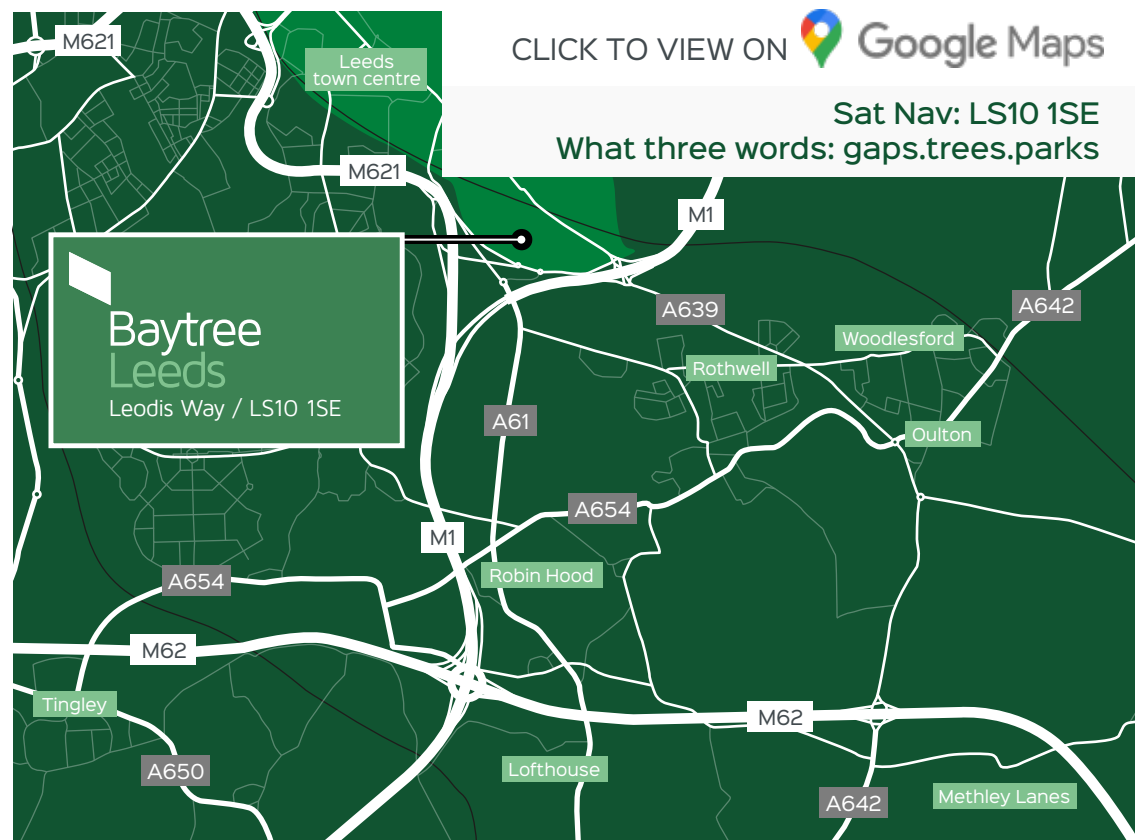
**65%**  
People qualified  
NVQ3 or above  
vs average 61%  
in Great Britain



**£640.30**  
Gross weekly  
earning compared  
to £682.60 nationally







	Leeds Freight Terminal	100 yards
	M621 J7	1 mile
	M1 J44	1.2 miles
	Leeds Train Station	3 miles
	M62 J29	4 miles
	Leeds Bradford Airport	12.3 miles
	Sheffield	32 miles
	Manchester	46 miles
	Birmingham	116 miles
	London	192 miles

For further information **contact:**

**Terms:**

Units are available by way of a new FRI lease, terms to be agreed. For further details contact the joint agents.

**Planning:**

Detailed planning consent granted for B8 use.



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