

SHERBURN RAIL FREIGHT TERMINAL

J42/A1(M) LEEDS
LS25 6LH

From 0.5 acres to 20 acres
Open storage land

Land available



TO LET

Recognised distribution location
with excellent access to the A1(M)
and M62 Motorways

- Strategic rail freight interchange
- Large power supply
- Secure site with IP based CCTV system



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SHERBURN RAIL FREIGHT TERMINAL



AERIAL SHOWING THE SITE IN LOCATION TO SURROUNDING OCCUPIERS

DESCRIPTION

Sherburn Rail Freight Terminal is a 124 acre strategic rail freight distribution site where companies requiring rail linked open storage and design and build opportunities can be accommodated.

The site sits within an attractive semi-rural location, adjacent to the popular Sherburn Enterprise Park where occupiers include Debenhams, Kingspan, Eddie Stobart, Legal and General and Sainsbury's.

The site also benefits from a 24 hour monitored gatehouse and an IP based CCTV security system.

LOCAL DEMOGRAPHICS

Occupiers have not only been attracted to Sherburn for its excellent transport links, but also due to the demographics of the surrounding area. The key points are:

- Nearly ½ million active workers within a 15 mile radius
- Over 5 million people within a 60 minute drive time
- A diverse, multi skilled, and loyal workforce
- Over 3,000 people employed on the Sherburn Enterprise Park
- Labour Costs are 5% lower than the National Average

PLANNING

Sherburn is an established employment site with existing outline planning permission for the retention and refurbishment of existing buildings and rail sidings under a B2 or B8 use class. The Selby District Council Core Strategy also supports employment uses associated to operation of the existing rail connection.

SHERBURN RAIL FREIGHT TERMINAL

Plot	Acres	Plot	Acres
1	1.1	10	6.2
2	1.5	11	5.0
3	0.10	12	3.0
4	7.3	12.a	1.3
5	1.0	13	2.0
6	1.3	14	2.1
7	0.5	15	1.2
8	8.0		
9	5.0		

■ Available Plots ■ Let Plots

RAIL

A new rail freight terminal is expected to be in place by end of 2016 which will provide improved connectivity for estate occupiers. The terminal will benefit from the following:

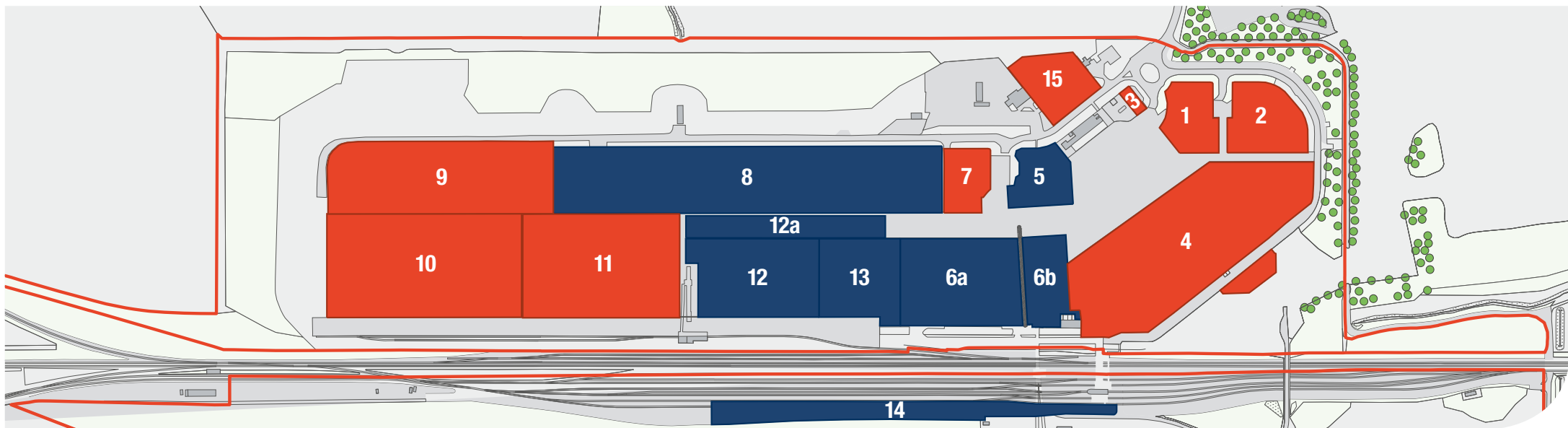
- Close proximity to the East Coast mainline, and its direct link to East Coast Ports (0.3 miles away)
- Can accept trains up to 450 metres in length
- 15 acres of rail sidings
- W10 ready

POWER

On site grid connection with a high import capacity of up to 50 MVA.

H₂O PARK

The subject site has an Environmental Agency discharge consent and a water abstraction licence suitable for a range of industrial processing uses.



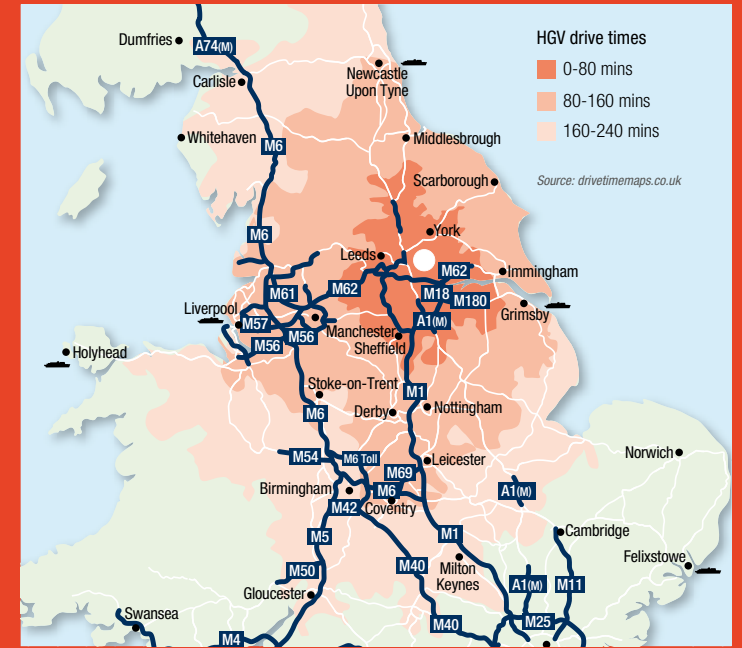
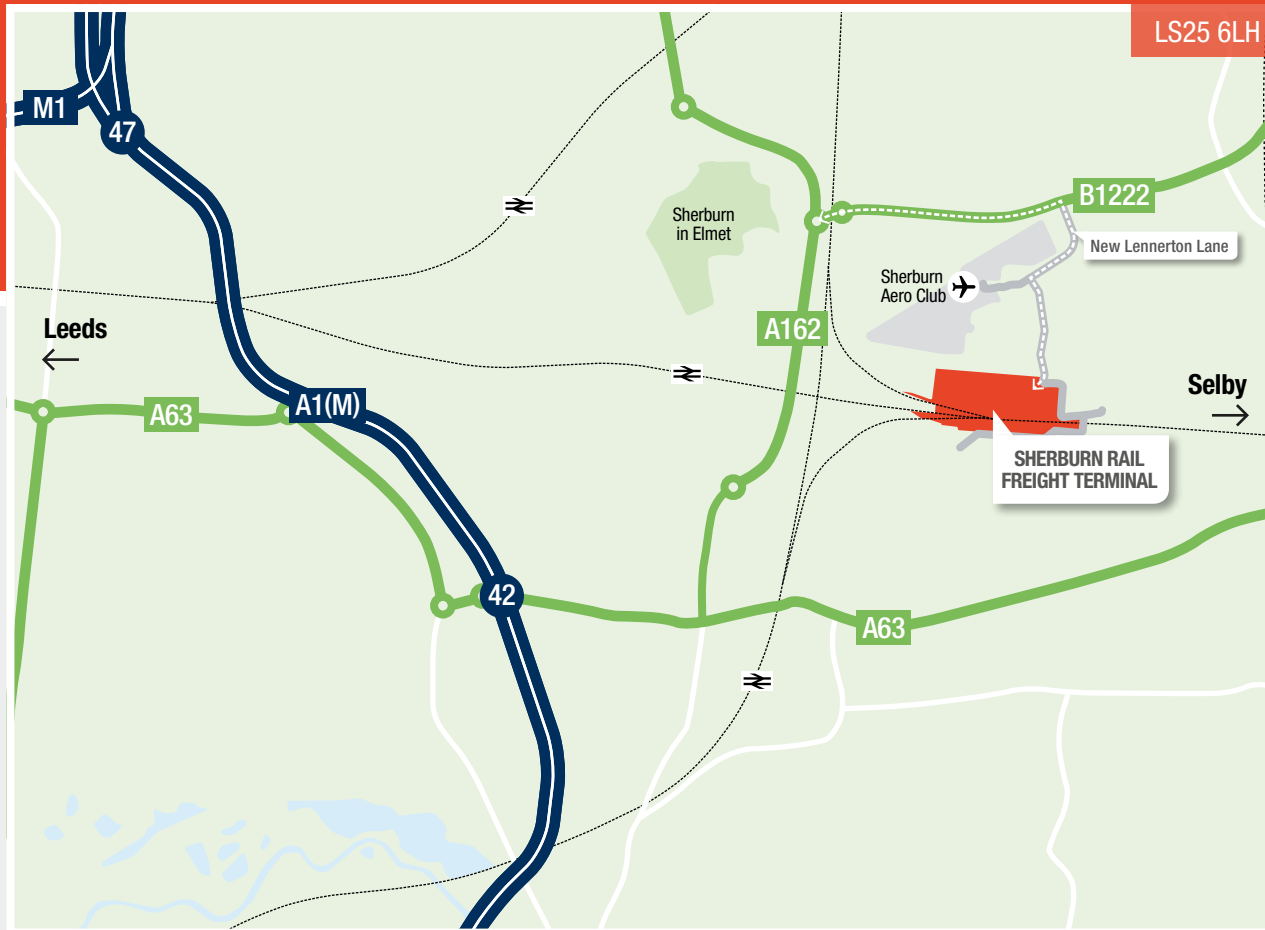
LOCATION

Sherburn Rail Freight Terminal is situated approximately 6 miles east of junction 42 of the A1(M) and 10 miles from the M62 at junction 33.

The site itself lies 2 miles south east of Sherburn in Elmet in close proximity to the Sherburn Industrial Estate. Selby is located 8 miles to the east along the A63.

TERMS

The open storage land and vacant accommodation is available to let by way of a new lease on terms to be agreed



CONTACT & FURTHER INFORMATION

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