

SHERBURN 42

FIRETHORN WAY
SHERBURN-IN-ELMET
LEEDS · LS25 6RH

4 UNITS AVAILABLE FROM Q3 2023
57,750 – 280,000 SQ FT
PRIME INDUSTRIAL / DISTRIBUTION SPACE

UP TO
660,000
SQ FT

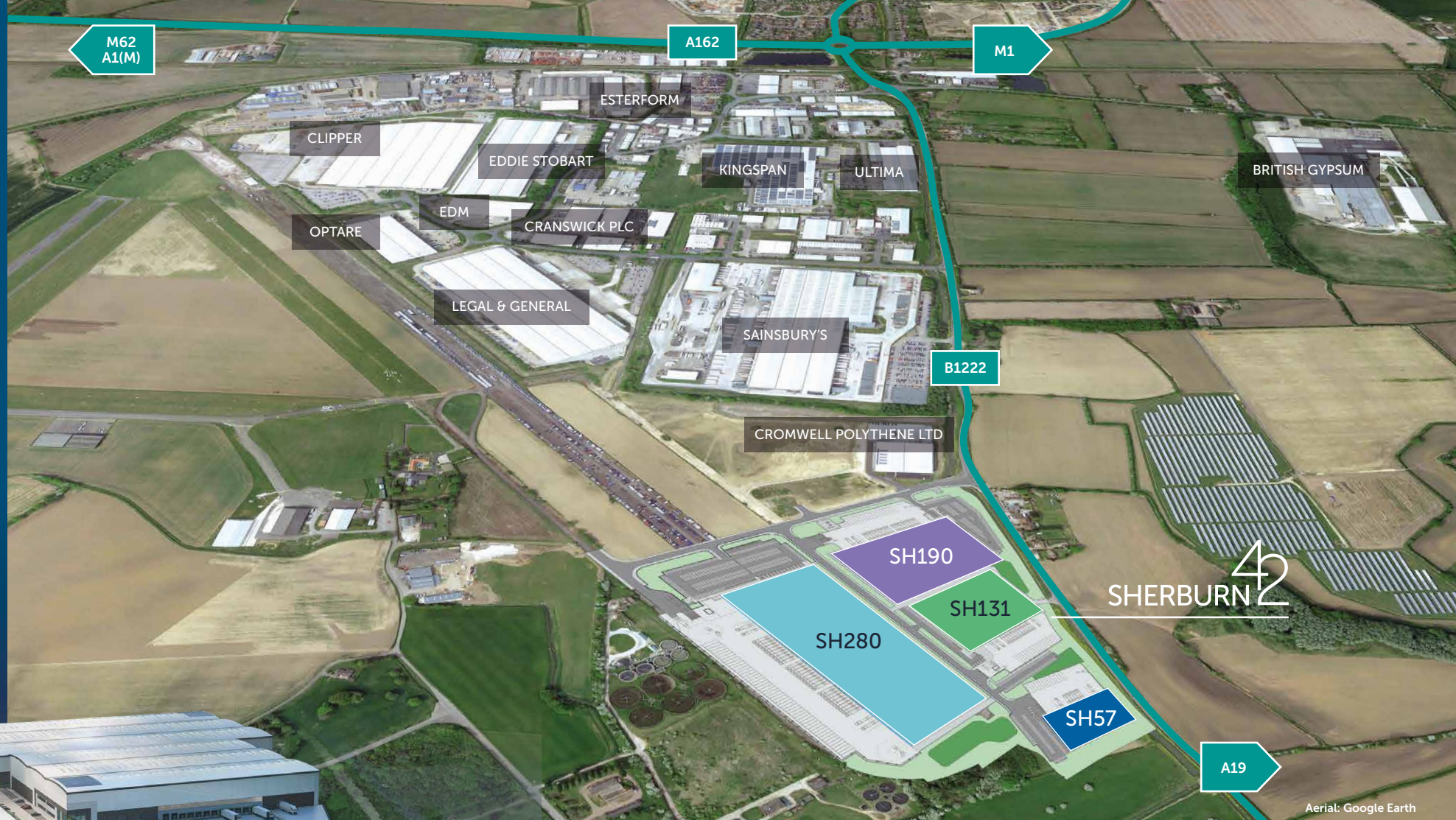
STRATEGICALLY
LOCATED CLOSE TO
J42 A1M

HIGHLY SPECIFIED
GRADE 'A'
UNITS

Part of an established and successful development, Sherburn42 is a significant new industrial scheme set in North Yorkshire. Situated in one of the region's most sought-after locations for distribution and enterprise, Sherburn42 offers excellent connectivity to the UK logistics network.

Ideally situated for logistics, distribution and manufacturing, Sherburn42 provides powered-up solutions that create opportunities for growth. Up to 4MVA of power is supplied across the development to energise operations, while eaves heights of up to 15m take ambitions higher.

UNIQUE SPACES



Aerial: Google Earth



Indicative CGI



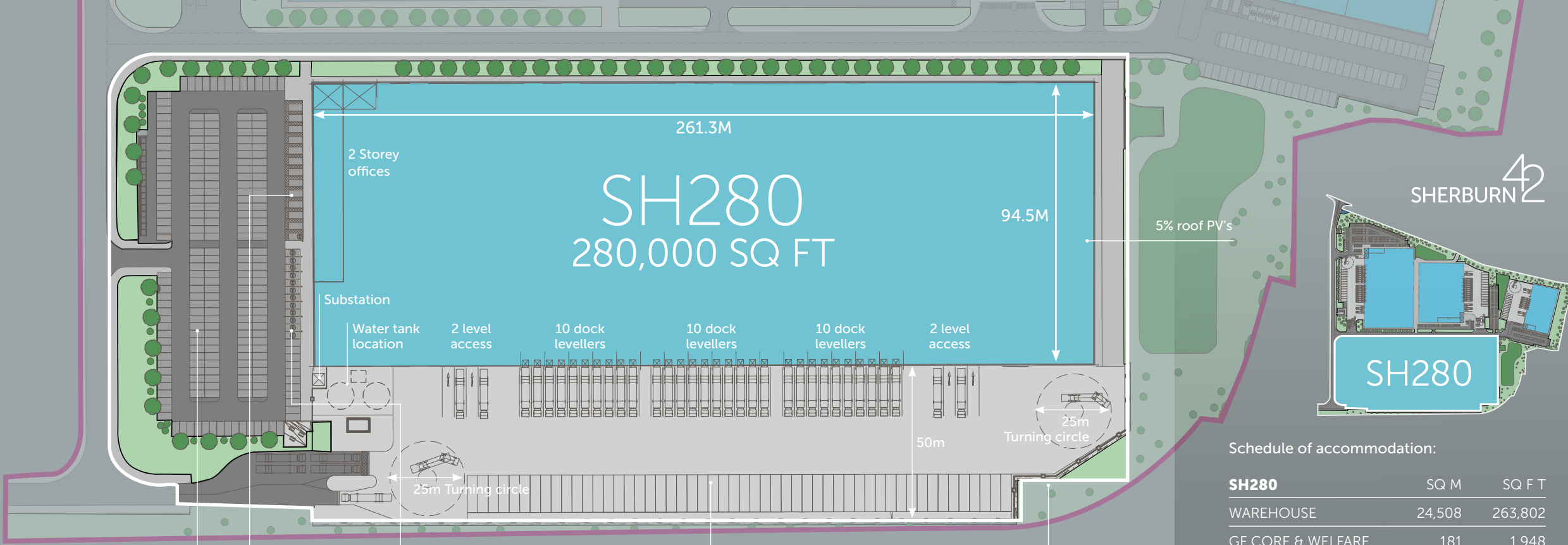
EXCELLENT CONNECTIVITY TO THE COUNTRY'S LARGEST PORT COMPLEX



DIRECT ACCESS TO MAJOR MOTORWAY ROUTES









RECENT INVESTMENTS TO ALL LOCAL RAIL SERVICES



Schedule of accommodation:

SH280	SQ M	SQ FT
WAREHOUSE	24,508	263,802
GF CORE & WELFARE	181	1,948
FF & SF OFFICE	1,324	14,250
TOTAL	26,013	280,000

Key features:

- 
15M EAVES HEIGHT
- 
50M YARD
- 
13 EV CHARGING SPACES
- 
1.9 MVA POWER
- 
30 DOCK LOADING DOORS
- 
253 TOTAL CAR PARKING SPACES



Indicative CGI

Key features:



15M EAVES HEIGHT



50M YARD



11 EV CHARGING SPACES



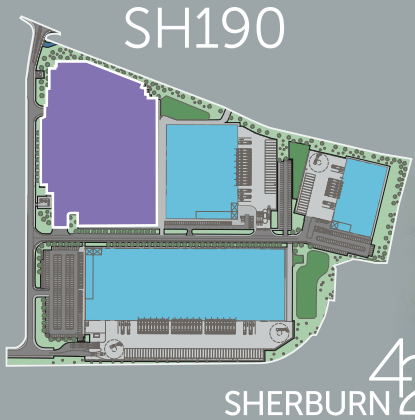
1.3 MVA POWER



18 DOCK LOADING DOORS



187 TOTAL CAR PARKING SPACES



Schedule of accommodation:

SH190	SQ M	SQ FT
WAREHOUSE	16,665	179,387
GF CORE & WELFARE	181	1,948
FF & SF OFFICE	818	8,805
TOTAL	17,664	190,140

SH190
190,140 SQ FT

166 standard car parking spaces

11 EV charging spaces

10 disabled car parking spaces

19 HGV parking spaces

25m
Turning circle

50m

2 Storey offices

Substation

9 dock levellers

9 dock levellers

2 level access

164.5M

102.3M

5% roof PV's

Key features:



15M EAVES HEIGHT



50M YARD



7 EV CHARGING SPACES



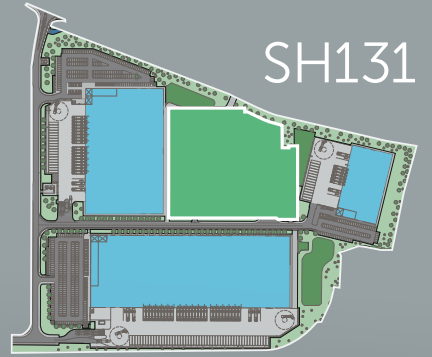
900 KVA POWER



12 DOCK LOADING DOORS



114 TOTAL CAR PARKING SPACES



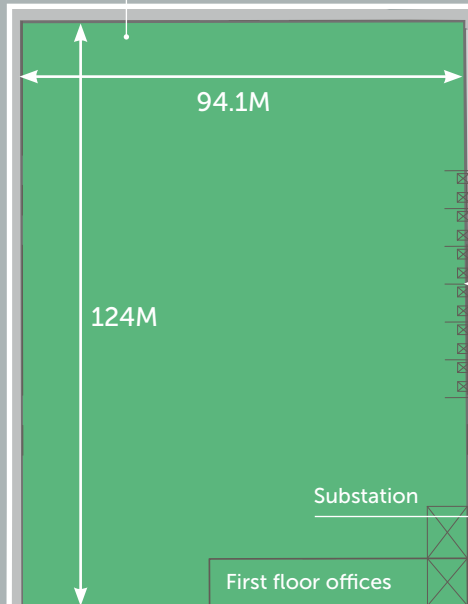
SH131

SHERBURN ⁴2

Schedule of accommodation:

SH131	SQ M	SQ FT
WAREHOUSE	11,482	123,595
GF CORE & WELFARE	181	1,948
FF & SF OFFICE	546	5,877
TOTAL	12,209	131,420

SH131
131,420 SQ FT



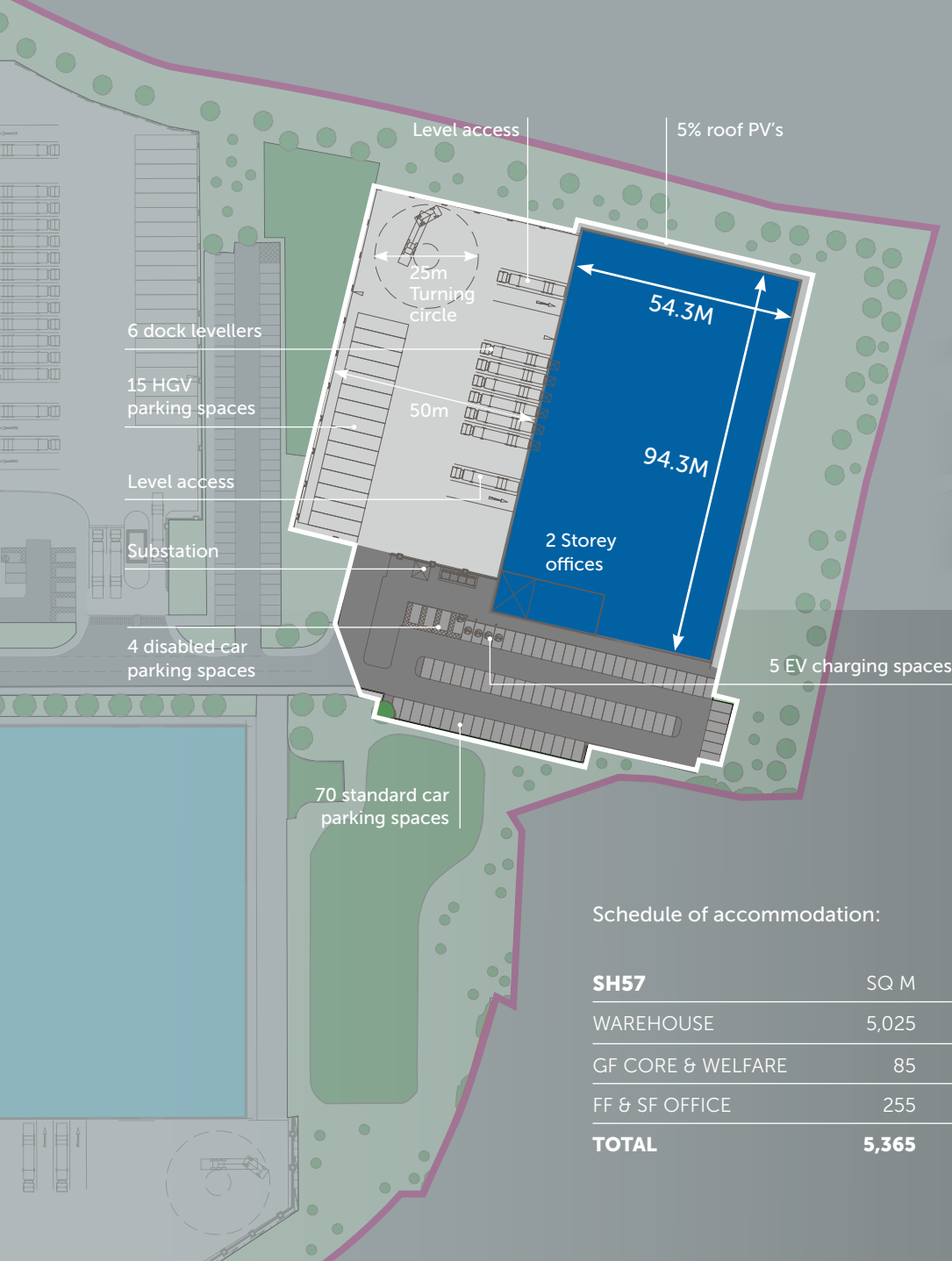
101 standard car parking spaces

7 EV charging spaces

6 disabled car parking spaces

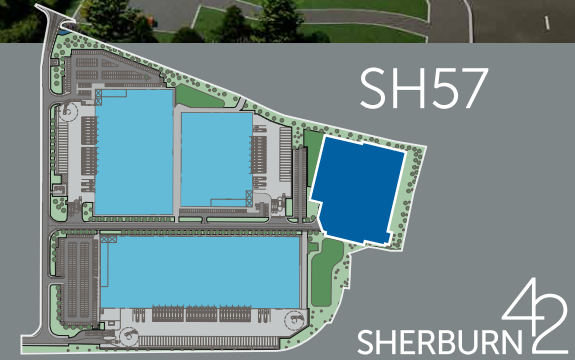


Indicative CGI



SH57

57,750 SQ FT



Schedule of accommodation:

SH57	SQ M	SQ FT
WAREHOUSE	5,025	54,090
GF CORE & WELFARE	85	915
FF & SF OFFICE	255	2,745
TOTAL	5,365	57,750

Key features:

- 12.5M EAVES HEIGHT
- 50M YARD
- 5 EV CHARGING SPACES
- 400 KVA POWER
- 6 DOCK LOADING DOORS
- 79 TOTAL CAR PARKING SPACES

STRONG LABOUR POOL

As with all major employment locations, especially those with good strategic access, Sherburn42 draws its workforce from a wide area — with a working age population of over 600,000 within a 30 minute drive time.



17,303 people
employed within transport & storage

32,677 people
employed within manufacturing

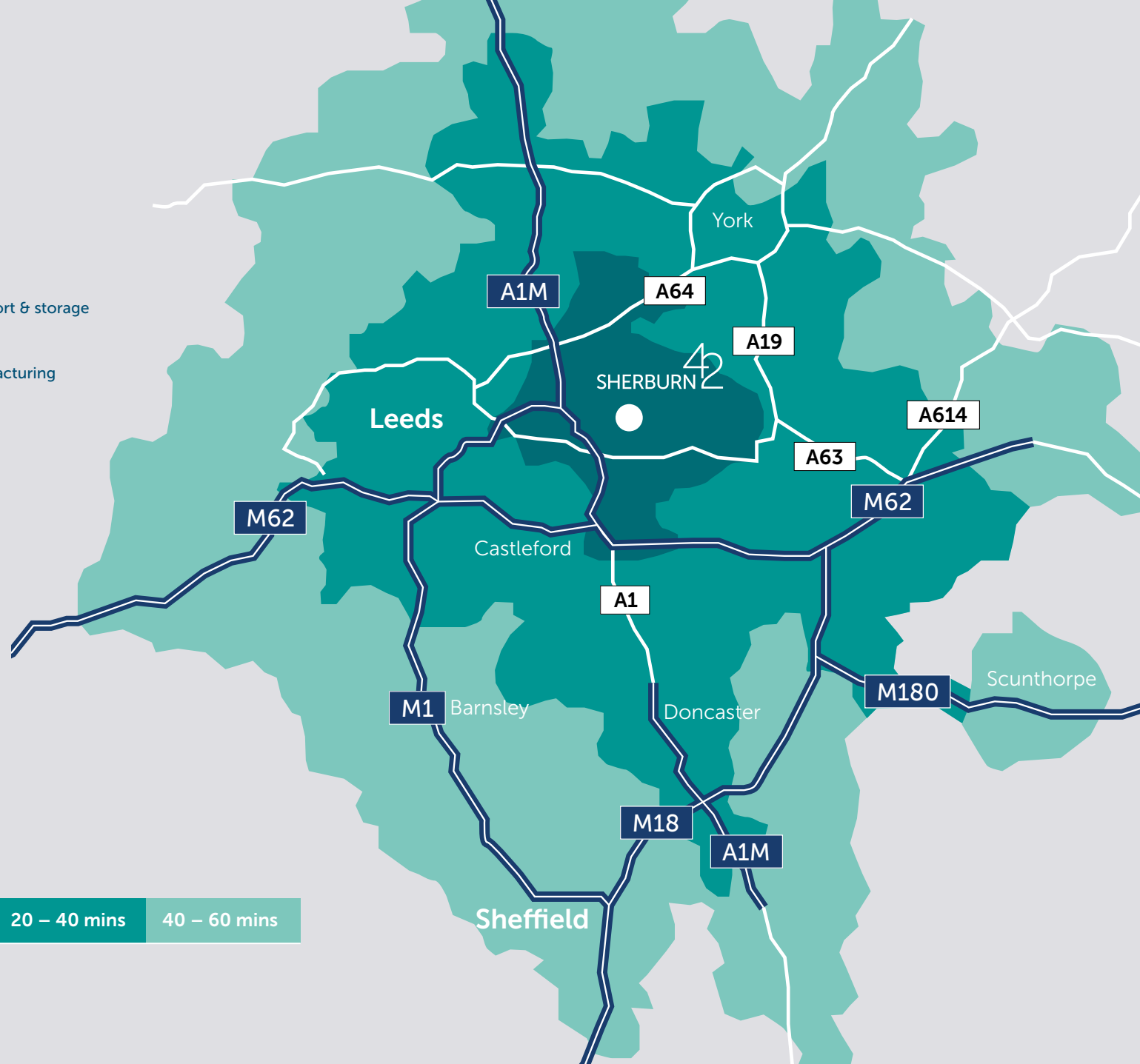
1,488 people
currently unemployed

Drive times:

0 – 20 mins

20 – 40 mins

40 – 60 mins



ENHANCED BUILD SPECIFICATION



The units will feature the enhanced Firethorn Trust 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.



80:20
DOCK LOADING / LEVEL
ACCESS SPLIT



4MVA
OF TOTAL POWER ACROSS THE
WHOLE DEVELOPMENT



50KN/M²
MINIMUM FLOOR LOADING



5% FITTED
OFFICES
AT FIRST FLOOR



GREEN SPACES FOR STAFF
WELLBEING
AS STANDARD

OUR COMMITMENT TO SUSTAINABILITY



COST-EFFECTIVE We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Firethorn Trust is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



OPTIMISING THE USE OF NATURAL LIGHT Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



RECYCLED & RECYCLABLE MATERIALS Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



MONITORING ENERGY USAGE Our online energy dashboard can help customers proactively manage their energy consumption.

BREEAM®



RATING: EXCELLENT



REDUCING WATER USAGE Rainwater harvesting for use in toilet flushing and other non-potable applications.



EXCEEDING REQUIREMENTS Firethorn Trust is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



Adjacent to the established Sherburn Enterprise Park, which employs more than 3,000 people and is home to major occupiers including Eddie Stobart, Sainsburys and Clipper Logistics, Sherburn42 is the perfect base for ambitious businesses, established manufacturers and multi-national distributors alike.

OCCUPATION OF
POPULATION WITHIN 30-MIN
DRIVETIME:

MANUFACTURING
32,677



WHOLESALE
& RETAIL TRADE

57,378



TRANSPORT
& STORAGE

17,303



SPACES THAT THINK BIGGER





NORTHAMPTON CROSS
354,000 SQ FT OF PRIME LOGISTICS SPACE

PETERBOROUGH SOUTH
THREE NEW WAREHOUSE / LOGISTICS UNITS FROM 94,225 TO 240,830 SQ FT

ASCENT LOGISTICS PARK
14,140 TO 123,490 SQ FT WAREHOUSE / INDUSTRIAL UNITS


WE INVEST, DEVELOP & DELIVER



We deliver logistics warehousing spaces across the UK to enable businesses to connect quickly and easily with their customers.

We also search out development opportunities in other commercial sectors where we know our expertise can maximise potential.

As we invest, develop and deliver, we remain true to our core values of being progressive in our thinking, decisive in our actions and committed to high standards.


1.2M
SQ FT UNDER CONSTRUCTION


2.3M
SQ FT COMING SOON

BARNSELY
340,000 SQ FT GRADE-A LOGISTICS UNIT

LINK LOGISTICS PARK
TWO NEW WAREHOUSE / LOGISTICS UNITS OF 654,225 SQ FT AND 107,506 SQ FT



LOCATION

RAIL FREIGHT



SHERBURN 42
 FIRETHORN WAY
 SHERBURN-IN-ELMET
 LEEDS · LS25 6RH



From Sherburn42, 1.1 million potential customers can be reached within a 30 mile radius, with high-speed links to Junction 42 of the A1(M) creating

drivetimes of less than an hour to major locations, including Leeds, York, Doncaster Sheffield Airport and Hull.

TRAVEL TIME

Leeds	16 miles	28 mins
York	16 miles	26 mins
Doncaster Sheffield Airport	44 miles	53 mins
Hull	53 miles	54 mins
Manchester	62 miles	1hr 26 mins
Liverpool	90 miles	2hr 7 mins
Newcastle	99 miles	1hr 45 mins
Birmingham	114 miles	2hr 10 mins
London	191 miles	3hr 45 mins
York via train from Sherburn		30 mins



LS25 6RH



BOOKCASES.SHORTCUTS.DIARY



J42 A1M

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BY FirethornTRUST 

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