

VELOCITYPOINTLEEDS.CO.UK

VELOCITY POINT **LEEDS** LS12 2EE

**NEW URBAN
LOGISTICS
INDUSTRIAL
BUSINESS PARK**

**TO LET
3,500 - 108,500 SQ FT
AVAILABLE Q3 2023**

FAST TRACK TO SUCCESS

Set across 13 acres, Velocity Point is a highly specified industrial park, with innovation at the heart of its design.

Whilst boosting connectivity within the UK supply chain, a strategically central location also keeps businesses in the know, providing strong links to academic excellence and benefitting from a talented local workforce.

Promoting sustainability, wellbeing and productivity, Velocity Point is answering the needs of occupiers now, and for the future.



9 HIGHLY SPECIFIED UNITS
3,500 - 108,500 SQ FT

PLANNING GRANTED

TARGET BREEM EXCELLENT

DIRECT LINKS TO THE UK MOTORWAY NETWORK

1.7 MVA POWER

Powering Up Pioneers

Providing easy access to Leeds City Centre, Velocity Point is set within a globally-recognised region for advanced manufacturing, R&D and academia, placing occupiers in prime position for growth.

Leeds: A Centre of Excellence

HOME TO SIX WORLD-LEADING LIFE SCIENCES CLUSTERS OF ACADEMIC EXCELLENCE AND COMMERCIAL INNOVATION

SPECIALISTS IN ADVANCED PROCESSES, R&D AND PRODUCT DEVELOPMENT

HIGHEST CONCENTRATION OF UNIVERSITIES IN EUROPE

LEADING CENTRE FOR FINANCIAL AND PROFESSIONAL SERVICES

LARGEST MANUFACTURING BASE OUTSIDE OF LONDON



Positioned for Potential

£594.60

GROSS WEEKLY EARNING
COMPARED TO **£612.80**
NATIONALLY

POPULATION OF
406,700

ECONOMICALLY
ACTIVE PEOPLE

NINE LOCAL
UNIVERSITIES PRODUCE
15,000+
STEM GRADUATES
EACH YEAR

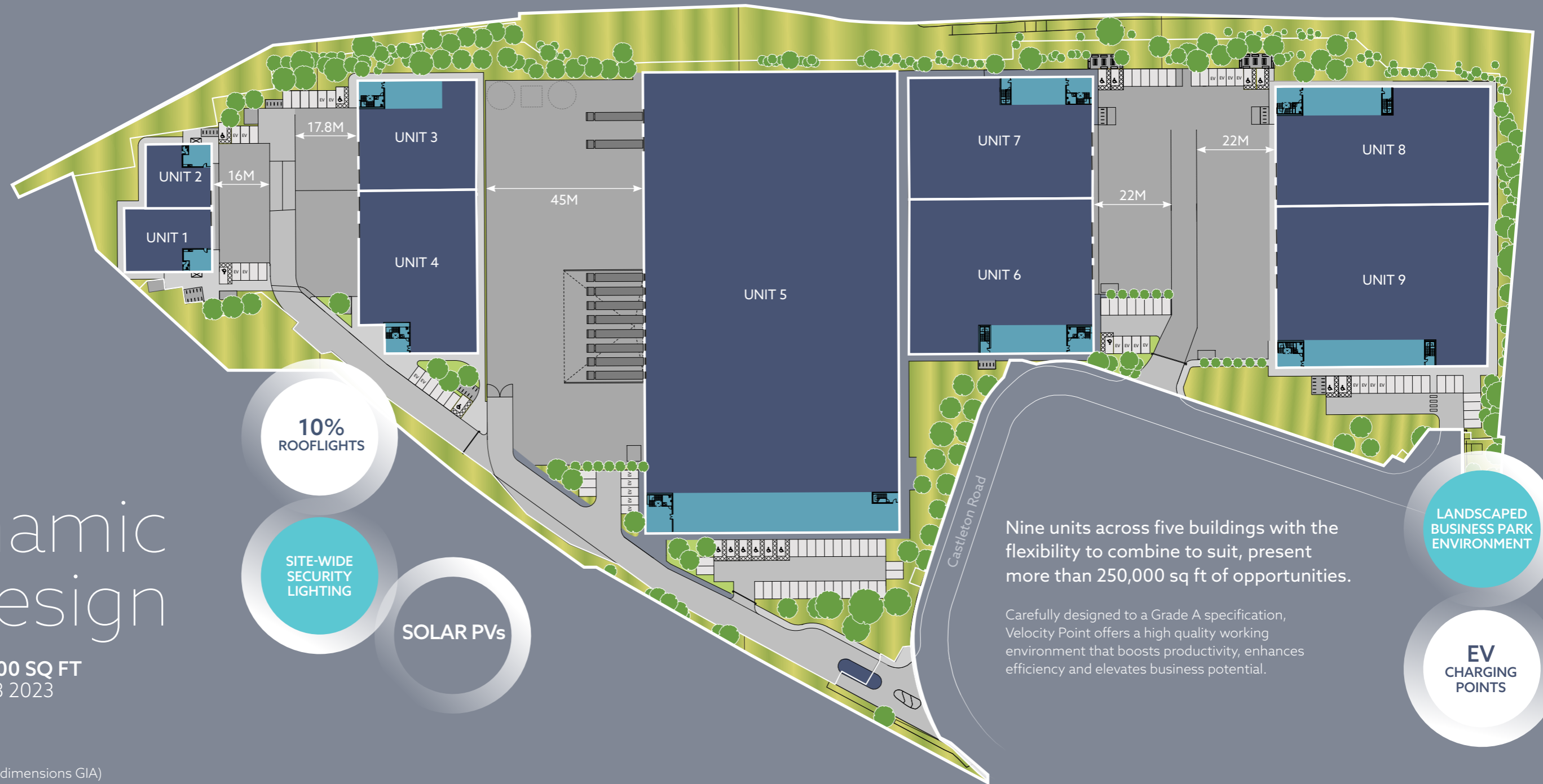
£7 billion

GENERATED
EACH YEAR FROM
MANUFACTURING AND
ENGINEERING

A central location with direct links to the UK motorway network via the M1 and M62 means Velocity Point is within a two-hour reach of the Port of Liverpool to the west, and the Port of Hull to the east – perfect for businesses looking to integrate their operations into national and international supply chains.

Dynamic in design

3,500 - 108,500 SQ FT
AVAILABLE Q3 2023



10% ROOFLIGHTS

SITE-WIDE SECURITY LIGHTING

SOLAR PVs

LANDSCAPED BUSINESS PARK ENVIRONMENT

EV CHARGING POINTS

Nine units across five buildings with the flexibility to combine to suit, present more than 250,000 sq ft of opportunities.

Carefully designed to a Grade A specification, Velocity Point offers a high quality working environment that boosts productivity, enhances efficiency and elevates business potential.

Accommodation (all dimensions GIA)

UNIT 1	SQ M	SQ FT
TOTAL	418.1	4,500
Level Access Doors		1
Eaves Height	6M	
Power	70 KVA	
EV Spaces		2

UNIT 2	SQ M	SQ FT
TOTAL	325.2	3,500
Level Access Doors		1
Haunch Height	6M	
Power	70 KVA	
EV Spaces		2

UNIT 3	SQ M	SQ FT
Ground Floor	1,021.9	11,000
First Floor	176.5	1,900
TOTAL	1,198.4	12,900
Level Access Doors		2
Eaves Height	8M	
Power	70 KVA	
EV Spaces		2

UNIT 4	SQ M	SQ FT
Ground Floor	1,477.2	15,900
First Floor	213.7	2,300
TOTAL	1,690.9	18,200
Loading Doors		2
Haunch Height	8M	
Power	70 KVA	
EV Spaces		2

UNIT 5	SQ M	SQ FT
Ground Floor	9,336.8	100,500
First Floor	743.2	8,000
TOTAL	1,080	108,500
Level Access Doors		2
Dock Doors		8
Haunch Height	12.5M	
Power	650 KVA	
EV Spaces		5

UNIT 6	SQ M	SQ FT
Ground Floor	2,276.1	24,500
First Floor	232.3	2,500
TOTAL	2,508.4	27,000
Level Access Doors		3
Eaves Height	10M	
Power	200 KVA	
EV Spaces		4

UNIT 8	SQ M	SQ FT
Ground Floor	1,974.2	21,250
First Floor	213.7	2,300
TOTAL	2,187.9	23,550
Level Access Doors		2
Eaves Height	10M	
Power	200 KVA	
EV Spaces		4

UNIT 7	SQ M	SQ FT
Ground Floor	1,765.2	19,000
First Floor	195.1	2,100
TOTAL	1,960.3	21,100
Level Access Doors		2
Eaves Height	10M	
Power	200 KVA	
EV Spaces		4

UNIT 9	SQ M	SQ FT
Ground Floor	2,810.3	30,250
First Floor	306.6	3,300
TOTAL	3,116.9	33,550
Level Access Doors		3
Eaves Height	10M	
Power	200 KVA	
EV Spaces		4

TARGET BREEAM EXCELLENT RATING

100 CYCLE PARKING SPACES

UPTO 50kN/M² FLOOR LOADING

VELOCITY POINT

Built to the highest standard, Velocity Point's future-thinking design has a sharp focus on sustainability, with renewable and environmentally-responsible features integral to the scheme.

Considered landscaping and woodland planting along with the development's close proximity to the Leeds and Liverpool canal all look to enhance natural ecology, whilst creating an attractive environment to work in.

Sustainable Solutions

SUSTAINABLE FEATURES INCLUDE:

- Internal and external LED lighting, with office motion detection and daylight saving controls
- High efficiency office heating and cooling systems with heat recovery ventilation
- Energy monitoring management system
- 10% roof lights providing more natural light
- Solar PVs to account for up to 17% of electricity usage
- 10% electric vehicle charging points
- Water saving taps and dual flush WCs
- Highly insulated buildings mitigate air leakage
- Bike shelters encourage cycling to work
- Excellent public transport links for sustainable access
- Energy efficient lift (unit 5 only)



LANDSCAPED FOOTPATHS AND CYCLE SHELTERS ENCOURAGE A SUSTAINABLE COMMUTE



EPC Rating 'A'



10% ROOFLIGHTS REDUCE THE NEED FOR ARTIFICIAL WAREHOUSE ILLUMINATION

Target BREEAM EXCELLENT Rating

BUILT TO OPTIMISE OPERATIONAL EFFICIENCY FOR MODERN BUSINESSES



Finding Balance

Attracting and retaining a talented workforce is key to building success, and Velocity Point helps to promote a positive work life balance by putting people at the centre of its design.

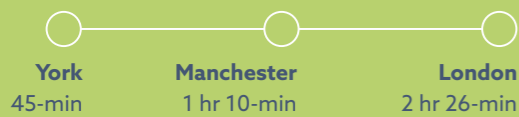
Set against the tree-lined Leeds and Liverpool Canal, the scheme features vast landscaping with enhanced trees and shrubbery creating beautiful green spaces for staff to enjoy whilst taking time out on their lunch break.

Located just 1.5 miles from the city centre, a variety of supermarkets, restaurants, cafés and a gym are easily accessible by foot, bus or bike, while the Crown Point and Trinity Leeds shopping centres can be reached in less than a 10 minute drive.



- Starbucks 0.4 miles
8-min walk
- Lidl 0.5 miles
11-min walk
- Leeds Train Station 1.4 miles
28-min walk
- Tesco Express 1.6 miles
5-min drive
- Cardigan Fields 1.9 miles
7-min drive
- JD Gyms Leeds 2.0 miles
7-min drive
- Asda 2.1 miles
7-min drive
- Trinity Leeds Shopping Centre 2.6 miles
10-min drive
- Crown Point Shopping Park 2.6 miles
10-min drive

TRAIN JOURNEY TIMES



Driving Forward Connectivity



Sat Nav: **LS12 2EE** what3words: **///fetch.luxury.villa**



Drive times	Minutes	Miles
Leeds City Centre	5	1.5
M621 Junction 2	7	2.4
M1 Junction 44	11	6.0
M62 Junction 28	15	6.1
M1 Junction 43	12	6.6
Leeds Bradford Airport	25	9.2

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A Development By

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