

A new national centre for logistics & manufacturing

TO LET

Ready for immediate development

- 165 acre consented site
- **2.64 million sq ft** of logistics & manufacturing space
- Units from 8,000 to 515,500 sq ft
- First units available Q4 2017
- Adjacent to M1/J45
1 mile of motorway frontage
M62 within 5 mins drive
- Government Enterprise Zone status



The gateway to success

Leeds city centre
10 mins

A63

M62 5 mins

M1

A1(M) 10 mins

45

Circa 100,000 vehicle movements per day at junction 45

Source: 91,500 vehicles. AADF 2015 - Department of Transport

Gateway **45** Leeds

THE AIRE VALLEY LAND LLP – A STRONG PARTNERSHIP FOR DELIVERY

The Aire Valley Land LLP is a joint venture between Evans Property Group and Harworth Group plc, that has been set up to deliver the 165-acre Gateway45 Leeds site adjacent to junction 45 of the M1.

Evans Property Group is a long established private property investment and development company, with net assets of £400 million, secure income from a diverse property portfolio and low gearing.

Harworth Group plc is one of the largest property and regeneration companies operating across The North of England and The Midlands, owning and managing 22,000 acres across 150 sites. Their experienced team work closely with local communities, public bodies, developers and other professionals to bring life to old brownfield sites and turn derelict land into employment areas, new homes and low carbon energy and environmental projects. Their flagship sites, such as the world-renowned Advanced Manufacturing Park in Rotherham / Sheffield and Logistics North in Bolton, are of national economic significance and are at the forefront of the regeneration of the UK.

As two of the North's leading and most respected development teams, the joint-venture partnership brings an unrivalled wealth of large-scale development expertise to the table ensuring credibility, integrity and deliverability.

Harworth

EVANS
property group

gateway45leeds.com



Gateway⁴⁵ Leeds

LEEDS CITY REGION'S NUMBER 1 SCHEME

Gateway45 Leeds is the largest logistics and manufacturing scheme in the Leeds City Region, and will address the long-standing shortage of commercial units in the area.

Planning consent is in place for 2.64 million sq ft of B8, B1 and B2 development directly adjacent to M1 junction 45. A £7.5 million infrastructure and groundworks programme, facilitating build-to-suit plots for buildings from 8,000 sq ft up to 515,500 sq ft, is now complete.

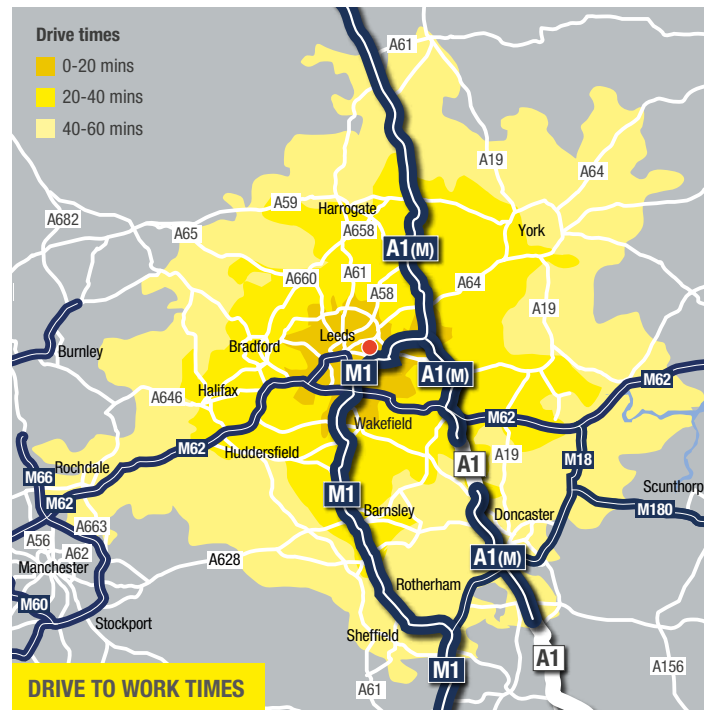
The site also benefits from Central Government Enterprise Zone status, offering a range of incentives to occupiers.

LOCALLY AND NATIONALLY CONNECTED

Gateway45 Leeds incorporates Leeds City Council's newest park and ride transport hub, connecting the scheme effortlessly to the city's available workforce.

Its connections to the rest of the UK are just as impressive. With immediate access to the M1 and just 5 minutes from the M62, Gateway45 Leeds plugs directly into the national motorway network.

Gateway45 Leeds is ready to deliver for businesses seeking superior quality, operational efficiency, enhanced flexibility and world class connections - as well as the financial benefits that come with being in the Leeds City Region Enterprise Zone.



THE RIGHT WORKFORCE AND INCENTIVES RIGHT ON YOUR DOORSTEP

Skilled workforce

Leeds City Region has a population of three million people, with seven million living within one hour's drive.

At 1.9 million people, its working age population is the largest in the UK outside London and 31% of them are educated to degree level. The region has a £7 billion manufacturing sector, along with the education and training infrastructure to sustain it. It also has the largest transport and logistics workforce of any core city, with the sector employing 66,000 people.

Park and Ride at J45

- Temple Green Park and Ride operated by Leeds City Council in partnership with Metro
- Capacity for up to 1,000 parking spaces
- Areas incorporated for disabled parking, cycle and motorcycle storage
- Bus services every 15 minutes to multiple stops in Leeds City Centre.

Enterprise Zone status

- Occupiers have the opportunity to benefit from enhanced capital allowances and up to £275,000 business rates reduction over a five year period
- Bespoke packages of business support, training and recruitment are available from the Leeds City Region Local Enterprise Partnership
- A range of business loans through the Leeds City Region Local Enterprise Partnership are also available.

For more information visit
Leeds.gov.uk/leedsenterprisezone

gateway45leeds.com

THE GATEWAY TO NATIONAL AND INTERNATIONAL MARKETS

Gateway45 Leeds occupies the largest and most prominent gateway logistics and manufacturing site in the Leeds City Region, offering direct access to the motorway network at junction 45 of the M1.

It's a position of strategic importance. The junction with the M62 is just five minutes away, from where the Port of Liverpool to the West and Hull to the East can both be reached in around two hours. This offers clear advantages for occupiers who need to integrate their operations into global supply chains. The M1 also offers direct access south into the Midlands and beyond, and north to Newcastle upon Tyne.

- 1 mile of prime frontage along the M1 at junction 45
- 1.5 miles to Leeds city centre
- 3.4 miles to M1/M62 intersection junction 28
- City centre under 10 minutes drive

The UK's biggest manufacturing employer

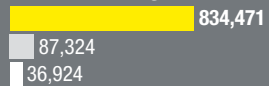
Leeds City Region



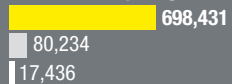
Greater Manchester



Greater Birmingham and Solihull



Sheffield City Region



Legend

- Total employment
- Manufacturing employment
- Advanced manufacturing

LIVERPOOL
Open Q4 2016



At the heart of the UK supply chain

45

Leeds City Centre 3 miles

A63/Pontefract Lane

45



NORTH

NORTH 515

Warehouse	486,500 sq ft	45,197 sq m
Office (ground and first floor)	25,000 sq ft	2,323 sq m
Transport office	4,000 sq ft	372 sq m
Total	515,500 sq ft	47,892 sq m

EAST

EAST 105 (UNDER CONSTRUCTION)

Warehouse	100,000 sq ft	9,290 sq m
Office (first floor)	5,000 sq ft	464 sq m
Total	105,000 sq ft	9,754 sq m

EAST 52 (UNDER CONSTRUCTION)

Warehouse	50,000 sq ft	4,645 sq m
Office (first floor)	2,500 sq ft	232 sq m
Total	52,500 sq ft	4,877 sq m

EAST 42

Warehouse	40,000 sq ft	3,716 sq m
Office (first floor)	2,000 sq ft	186 sq m
Total	42,000 sq ft	3,902 sq m

EAST 14

Warehouse	12,600 sq ft	1,170 sq m
Office (ground floor)	1,400 sq ft	130 sq m
Total	14,000 sq ft	1,300 sq m

EAST 8

Warehouse	7,200 sq ft	669 sq m
Office (ground floor)	800 sq ft	74 sq m
Total	8,000 sq ft	743 sq m

SOUTH

SOUTH 334

Warehouse	310,000 sq ft	28,800 sq m
Office (ground and first floor)	16,000 sq ft	1,486 sq m
Transport office	8,000 sq ft	743 sq m
Total	334,000 sq ft	31,029 sq m

WEST

WEST 454

Warehouse	428,000 sq ft	39,761 sq m
Office (ground and first floor)	22,000 sq ft	2,043 sq m
Transport office	4,000 sq ft	371 sq m
Total	454,000 sq ft	42,177 sq m

WEST 290

Warehouse	272,000 sq ft	25,270 sq m
Office (ground and first floor)	14,000 sq ft	1,301 sq m
Transport office	4,000 sq ft	371 sq m
Total	290,000 sq ft	26,942 sq m

WEST 100

Warehouse	95,000 sq ft	8,826 sq m
Office (first floor)	4,750 sq ft	441 sq m
Total	99,750 sq ft	9,267 sq m

WEST 42

Warehouse	40,000 sq ft	3,345 sq m
Office (first floor)	2,000 sq ft	371 sq m
Total	42,000 sq ft	3,716 sq m

WEST 33

Warehouse	30,000 sq ft	2,787 sq m
Office (first floor)	3,000 sq ft	279 sq m
Total	33,000 sq ft	3,066 sq m

MASTERPLAN & AVAILABILITY

AVAILABILITY

East 105 and East 52 are now being speculatively developed by the Aire Valley Land LLP and will be practically completed and immediately available for occupation in Q4 2017.

Other units are available on a leasehold design-and-build basis, as indicated on the indicative layouts noted in the above masterplan.

The Aire Valley Land LLP has a full and active design and technical team in place to work with occupiers to provide build to suit property solutions that will match individual occupiers' specific needs. Terms and deliverability will be tailored to suit occupational requirements.

gateway45leeds.com



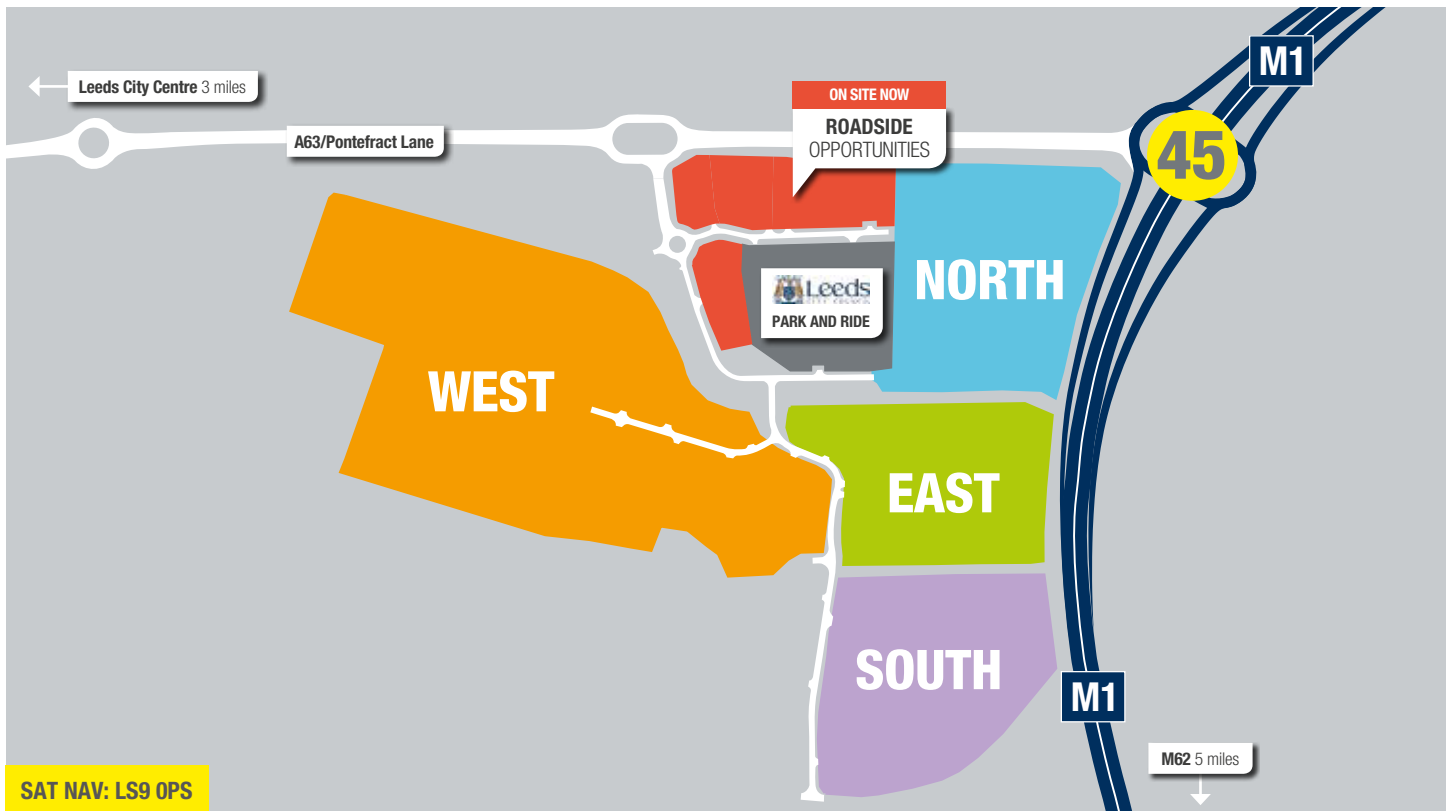
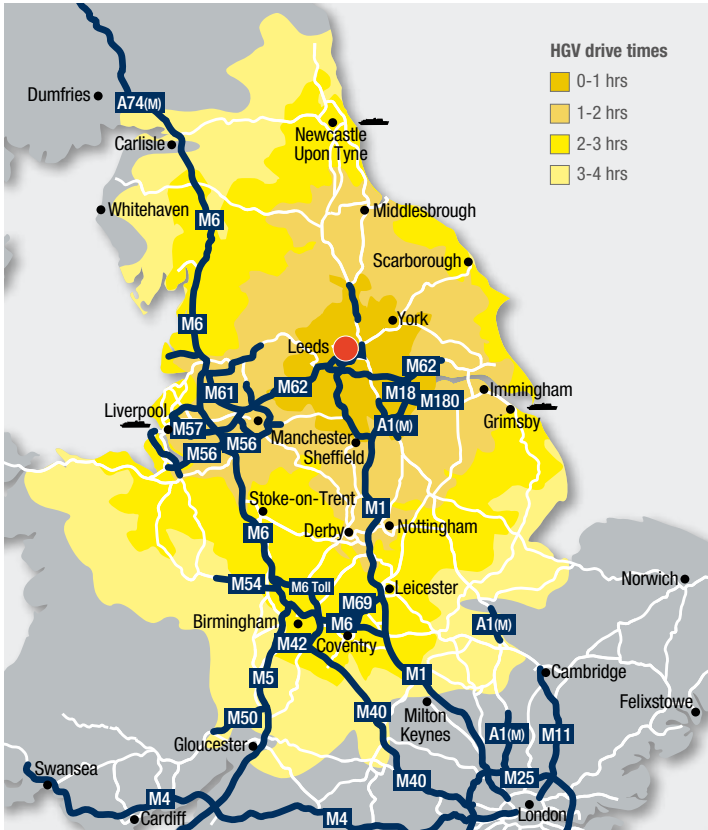
CGI OF EAST 105 AND EAST 52

INDICATIVE MASTERPLAN

M62 5 miles

M1

LOCATION



Port access

Hull	61.3 miles	1 hrs 52 mins
Immingham	74.1 miles	2 hrs 14 mins
Liverpool	77.5 miles	2 hrs 29 mins

HGV drivetimes

Wakefield	10 miles	25 mins
Doncaster	30.3 miles	1 hrs 0 mins
Manchester	46.9 miles	1 hrs 33 mins
Newcastle	98 miles	2 hrs 53 mins
Birmingham	115.2 miles	3 hrs 10 mins
London	190.9 miles	5 hrs 24 mins

A JOINT DEVELOPMENT BY

Harworth

EVANS
property group

SUPPORTED BY

LEP LEEDS CITY REGION
ENTERPRISE
PARTNERSHIP

Leeds City Region
enterprise zone

Leeds
CITY COUNCIL

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