READY TO OCCUPY

SHERBURN 42

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

3 PRIME INDUSTRIAL / DISTRIBUTION UNITS
58,171 – 190,527 SQ FT
TO LET / MAY SELL

HIGHLY SPECIFIED GRADE 'A' UNITS

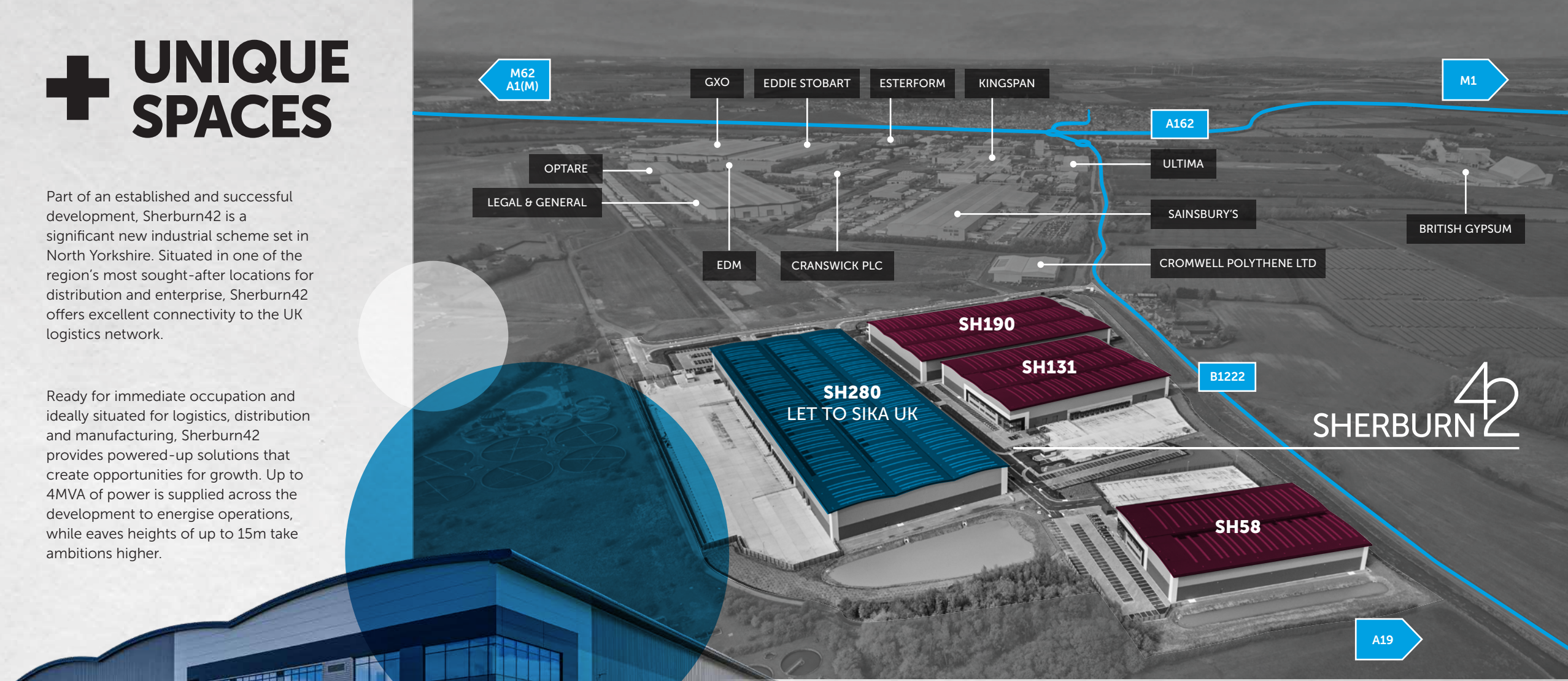
EASY ACCESS TO J42 A1(M)



UNIQUE SPACES

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.

Ready for immediate occupation and 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.



EXCELLENT CONNECTIVITY TO THE COUNTRY'S LARGEST PORT COMPLEX

EASY ACCESS TO MAJOR MOTORWAY ROUTES

RECENT INVESTMENTS TO ALL LOCAL RAIL SERVICES

+ THE SITE

3 GRADE-A LOGISTICS UNITS REMAINING
58,171 – 190,527 SQ FT

- AVAILABLE FOR IMMEDIATE OCCUPATION
- UP TO 4 MVA POWER
- 12.5 - 15M EAVES HEIGHTS
- NET ZERO CARBON CONSTRUCTION
- BREEAM EXCELLENT
- GENEROUS SOLAR PV ALLOCATION









Key features:

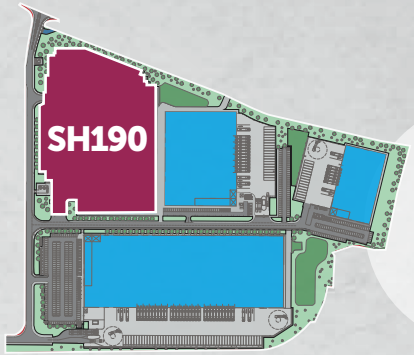
- 15M EAVES HEIGHT
- 50M YARD
- 11 EV CHARGING SPACES
- 187 TOTAL CAR PARKING SPACES
- 18 DOCK LOADING DOORS
- 1.3 MVA POWER
- 148,830 KWH PA SOLAR PV ALLOCATION

SH190

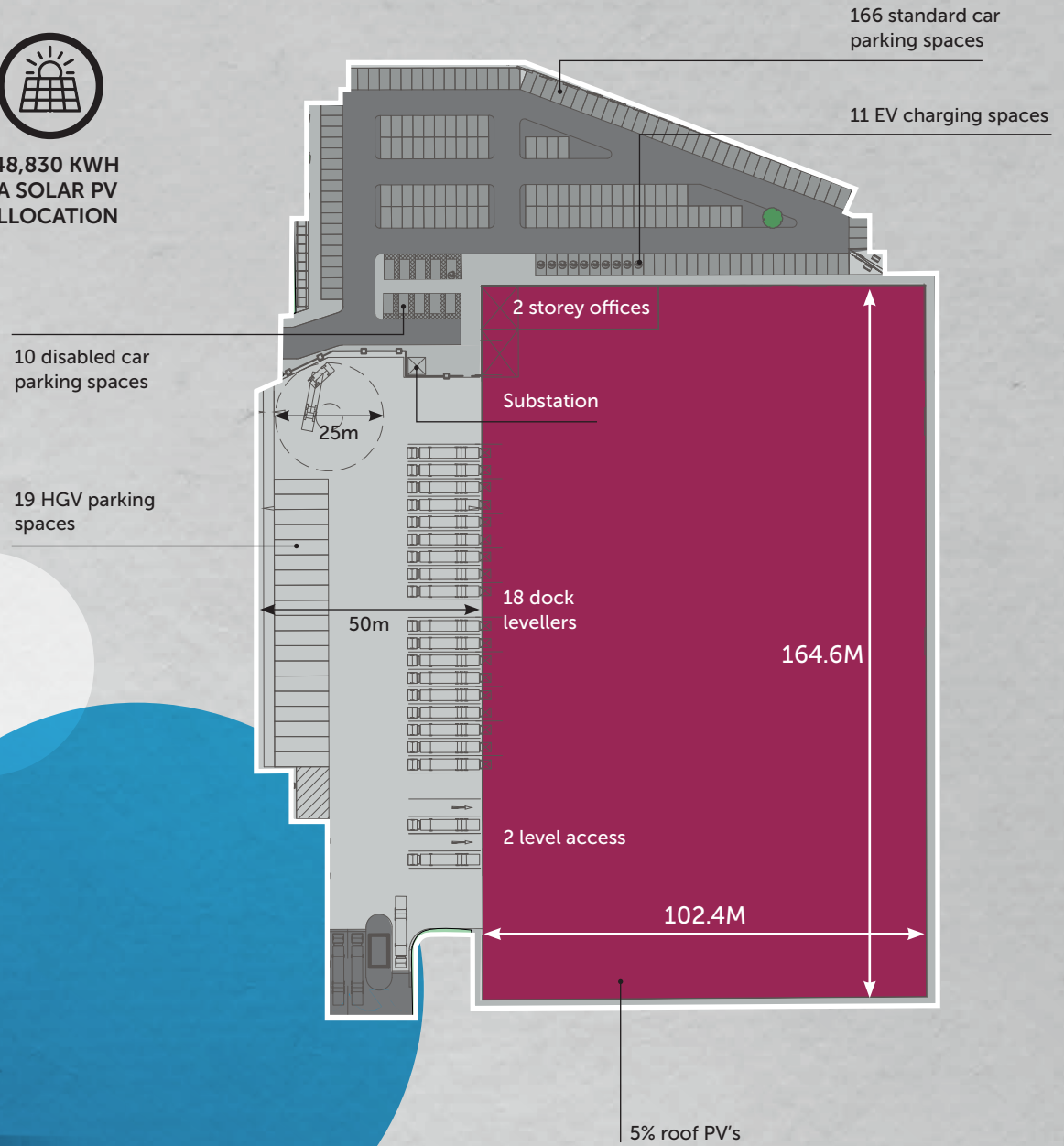
190,527 SQ FT

Schedule of accommodation (GIA):

SH190	SQ M	SQ F T
GF CORE & WAREHOUSE	16,847.24	181,342
FF & SF OFFICE	853.31	9,185
TOTAL	**17,700.55**	**190,527**







Key features:

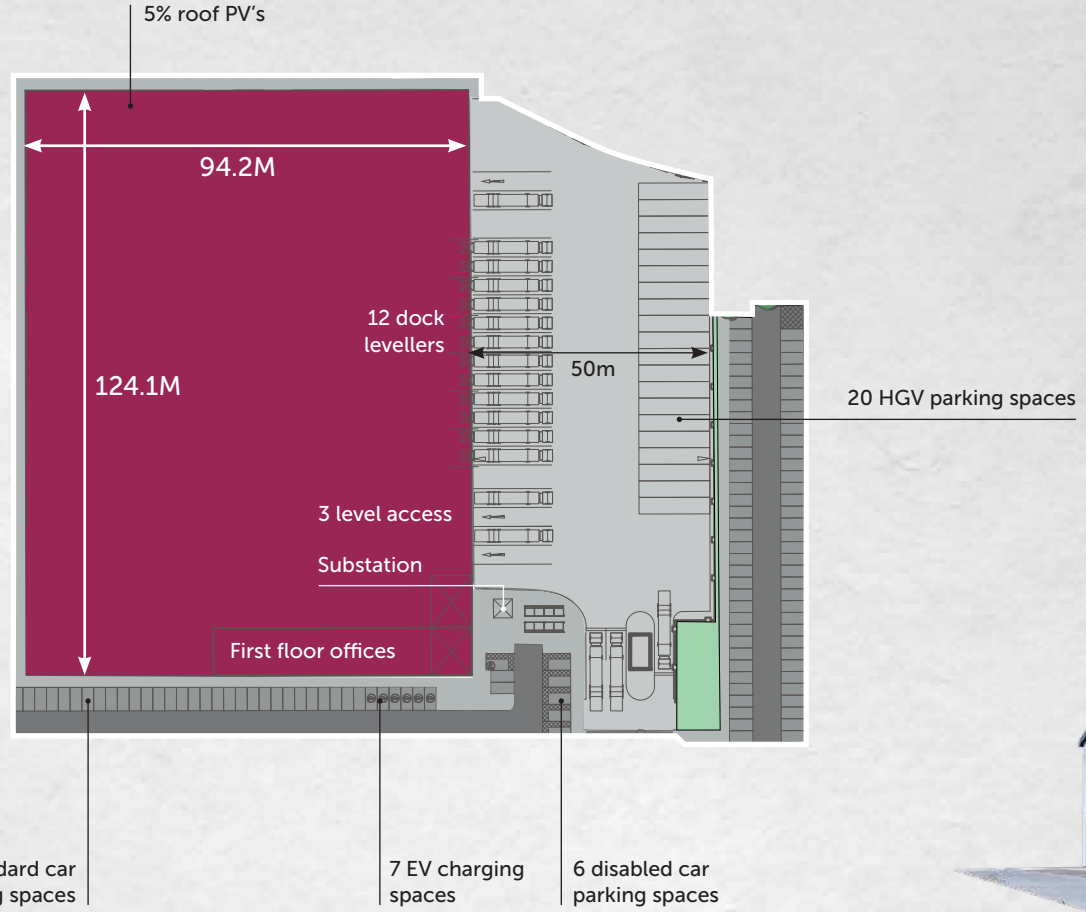
- 15M EAVES HEIGHT
- 50M YARD
- 7 EV CHARGING SPACES
- 114 TOTAL CAR PARKING SPACES
- 12 DOCK LOADING DOORS
- 900 KVA POWER
- 106,684 KWH PA SOLAR PV ALLOCATION

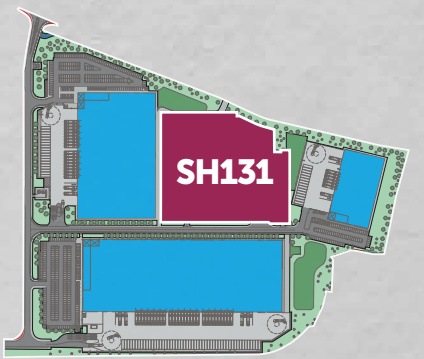
SH131

131,830 SQ FT

Schedule of accommodation (GIA):

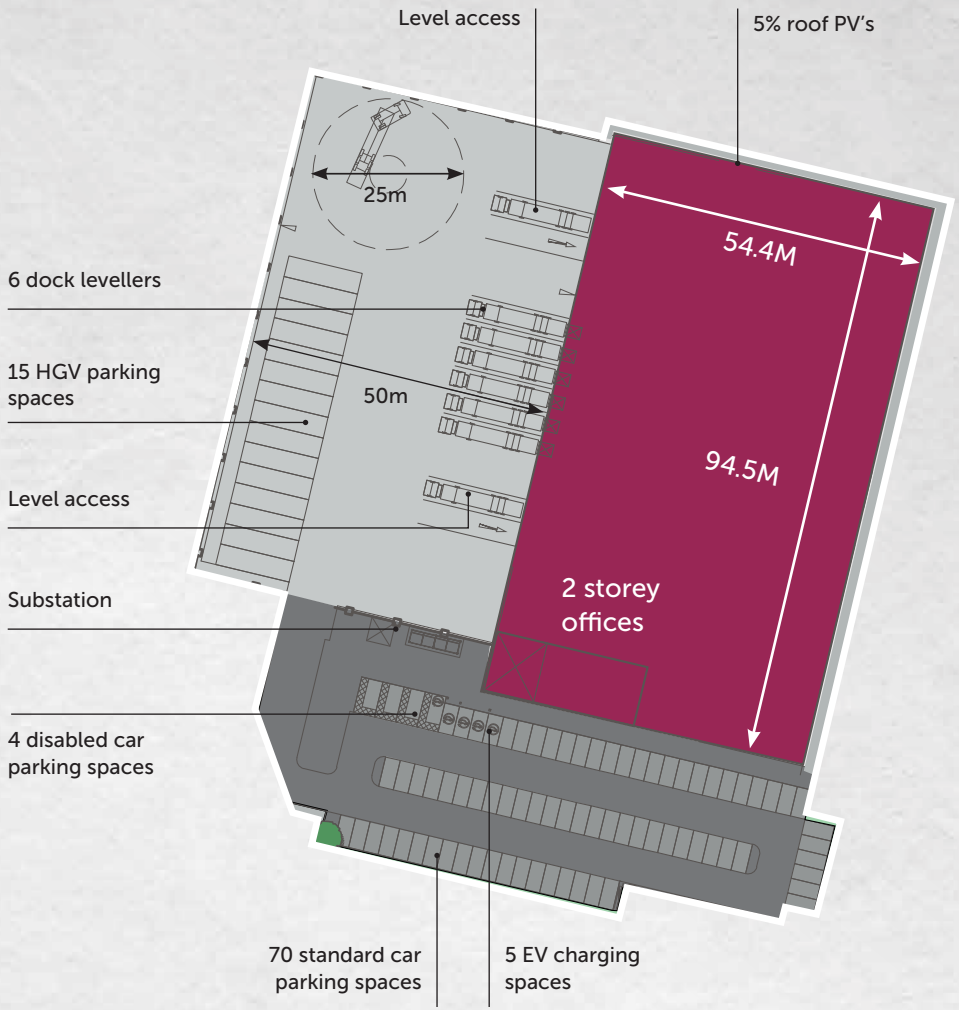
SH131	SQ M	SQ F T
GF CORE & WAREHOUSE	11691.24	125,843
FF OFFICE	556.17	5,987
TOTAL	**12,247.41**	**131,830**





Key features:

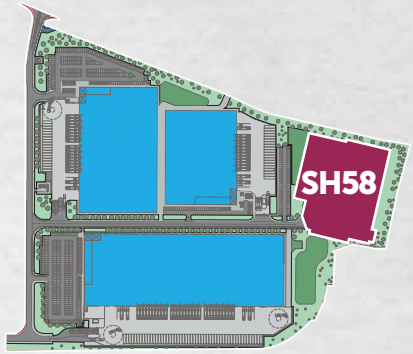
- 12.5M EAVES HEIGHT
- 50M YARD
- 5 EV CHARGING SPACES
- 79 TOTAL CAR PARKING SPACES
- 6 DOCK LOADING DOORS
- 400 KVA POWER
- 47,785 KWH PA SOLAR PV ALLOCATION



SH58

58,171 SQ FT





Schedule of accommodation (GIA):

SH58	SQ M	SQ FT
GF CORE & WAREHOUSE	5,135.09	55,274
FF OFFICE	269.17	2,897
TOTAL	**5,404.26**	**58,171**

+ STRONG LABOUR POOL

Sherburn42 is strategically located for business, with a working age population of over 600,000 within a 30 minute drive time.

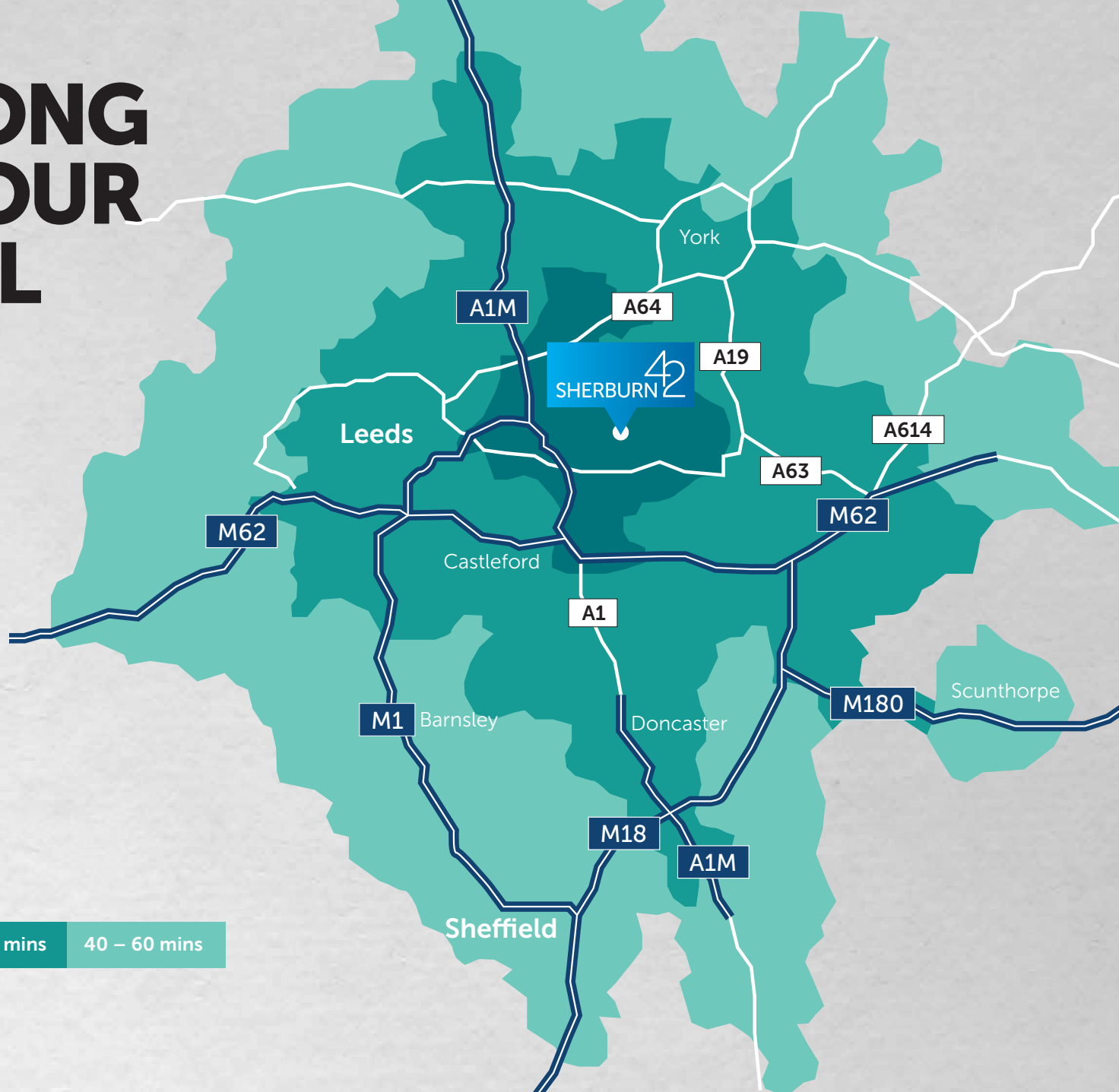
Situated adjacent to the established Sherburn Enterprise Park, home to major occupiers including Eddie Stobart, Sainsburys and Clipper Logistics, Sherburn42 is the perfect base for ambitious businesses, established manufacturers and multi-national distributors alike.

OCCUPATION OF POPULATION WITHIN 30-MIN DRIVETIME:

MANUFACTURING
32,677

WHOLESALE & RETAIL TRADE
57,378

TRANSPORT & STORAGE
17,303



+ ENHANCED BUILD SPECIFICATION









The units 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.

NET ZERO CARBON CONSTRUCTION ©



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.





BLUEPRINT ERITH
FOUR LOGISTICS UNITS
FROM 19,554 - 24,230 SQ FT



PETERBOROUGH SOUTH
THREE WAREHOUSE / LOGISTICS
UNITS 95,950 TO 242,922 SQ FT



BARNSLEY
344,910 SQ FT GRADE-A LOGISTICS UNIT

CAIN

Cain invests in and develops modern, ESG-optimised logistics assets across Europe's most strategic corridors. Our projects are designed to support business growth, enable the efficient movement of essential goods, and respond to evolving supply chain needs.

By targeting undersupplied, high-demand locations and prioritising operational efficiency, sustainability, and occupier alignment, we deliver future-ready logistics spaces that create long-term value for our partners.

Firethorn

Firethorn deliver strategically located logistics spaces across the UK to enable businesses to connect quickly and easily with customers and end users.

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, leveraging our expertise to maximise potential.



LINK LOGISTICS PARK
TWO WAREHOUSE / LOGISTICS UNITS
OF 674,265 SQ FT AND 114,693 SQ FT

THE SUNDAY TIMES Best Places to Work 2023 SMALL COMPANY

CERTIFIED CARBON NEUTRAL company
CarbonNeutral.com

Great Place To Work. Certified MAR 2021-MAR 2022 UK

+ LOCATION



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 and Hull.

LS25 6RH

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BOOKCASES.SHORTCUTS.DIARY

UNDER 6 MILES TO J42 A1(M)

TRAVEL TIME

Sherburn Rail Freight Terminal	2.1 miles	6 mins
J42 A1M	5.2 miles	9 mins
J47 M1	7.6 miles	14 mins
J32 M62	9.5 miles	14 mins
Leeds	16 miles	28 mins
York	16 miles	26 mins
Doncaster	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

CAIN

cainlogistics.co.uk

Firethorn

JAMES SANDERS
Director, Head of Industrial & Logistics
07860 752 602
jsanders@firethorntrust.com

Firethorn
265 Tottenham Court Road,
London,
W1T 7RQ

For further information:

Colliers
0113 200 1800
colliers.com/uk/industrial

Simon Hill
0773 648 0041
simon.hill@colliers.com

Robert Whatmuff
0770 339 3145
robert.whatmuff@colliers.com

Lambert Smith Hampton
0113 245 9393

Elliot Bloodworth
07597 019 265
EBloodworth@lsh.co.uk

Richard Meering
0753 888 1997
rmeering@lsh.co.uk

CARTER TOWLER
0113 245 1447
www.cartertowler.co.uk

Josh Holmes
0798 444 4972
joshholmes@cartertowler.co.uk

Ian Greenwood
0796 130 6299
iangreenwood@cartertowler.co.uk

SHERBURN42.CO.UK

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