SHERBURN 42

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

+ HIGHLY SPECIFIED GRADE 'A' UNIT

+ EASY ACCESS TO J42 A1(M)

SH190

190,527 SQ FT

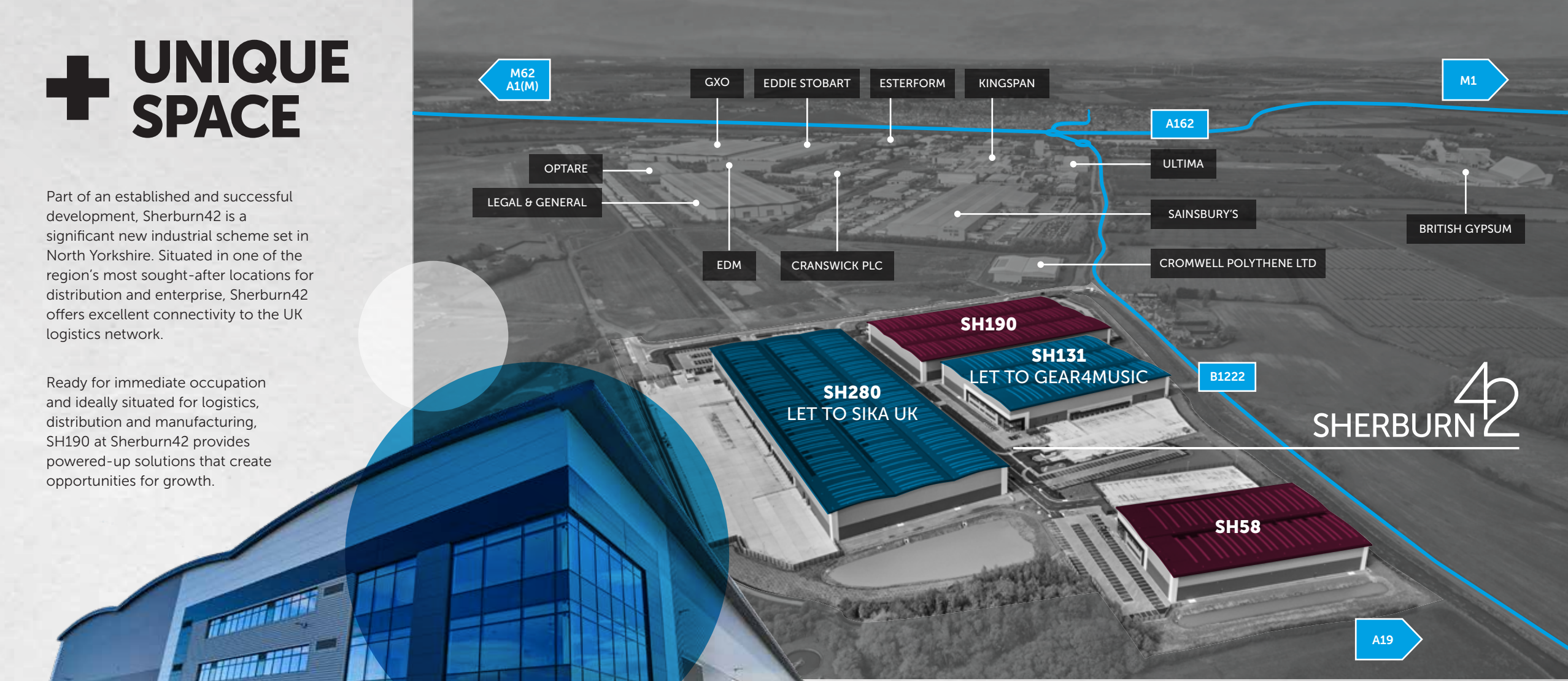
READY TO OCCUPY - TO LET / MAY SELL



UNIQUE SPACE

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, SH190 at Sherburn42 provides powered-up solutions that create opportunities for growth.



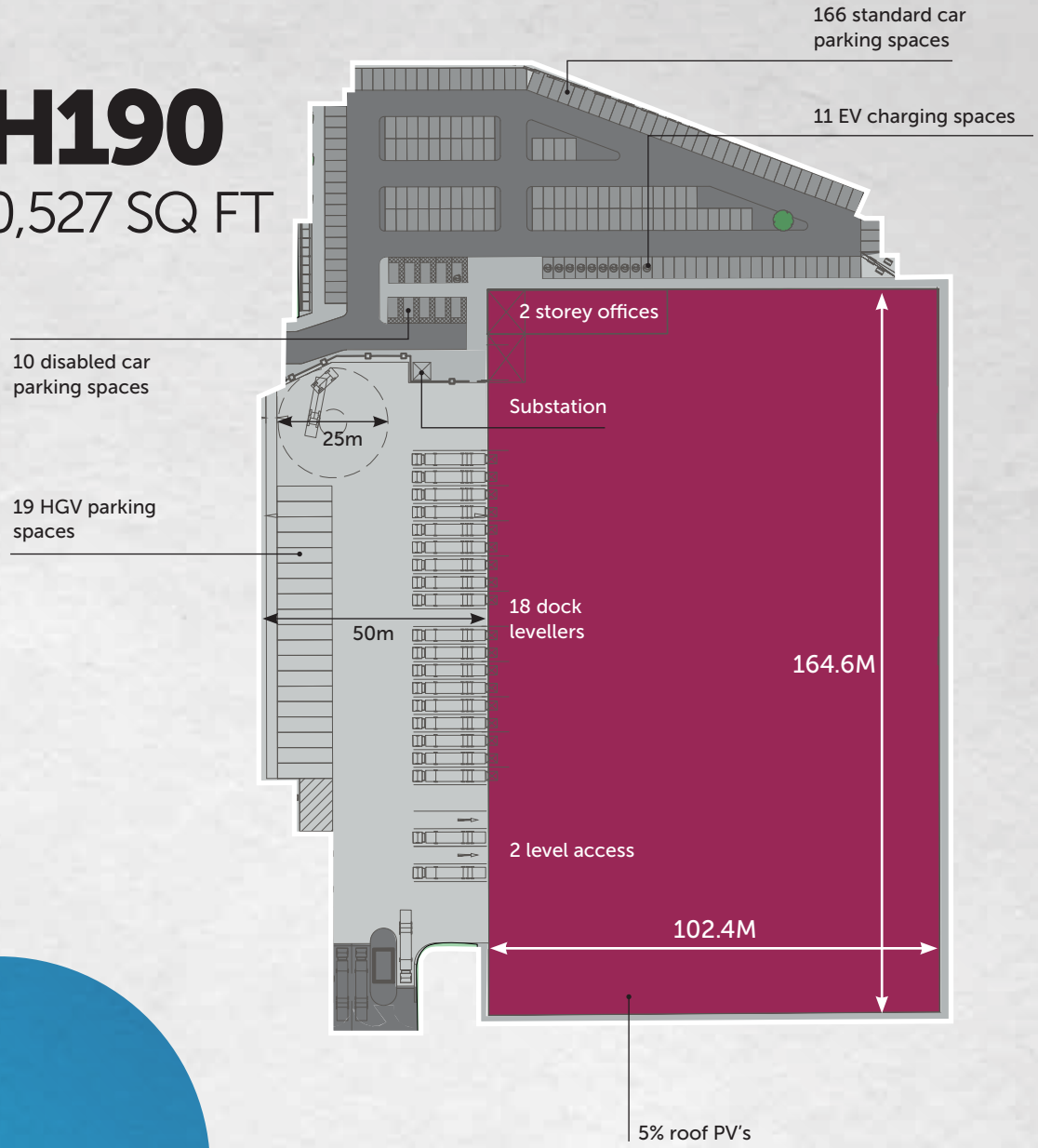
EXCELLENT CONNECTIVITY TO THE COUNTRY'S LARGEST PORT COMPLEX

EASY ACCESS TO MAJOR MOTORWAY ROUTES

RECENT INVESTMENTS TO ALL LOCAL RAIL SERVICES

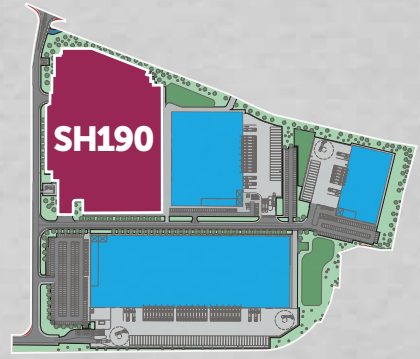
SH190

190,527 SQ FT



Key features:

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







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**

+ ENHANCED BUILD SPECIFICATION

SH190 features an enhanced ‘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.















+ OUR COMMITMENT TO SUSTAINABILITY

Delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

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



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 An environmentally sustainable 'eco-warehouse' development, setting the industry standard.



+ STRONG LABOUR POOL

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

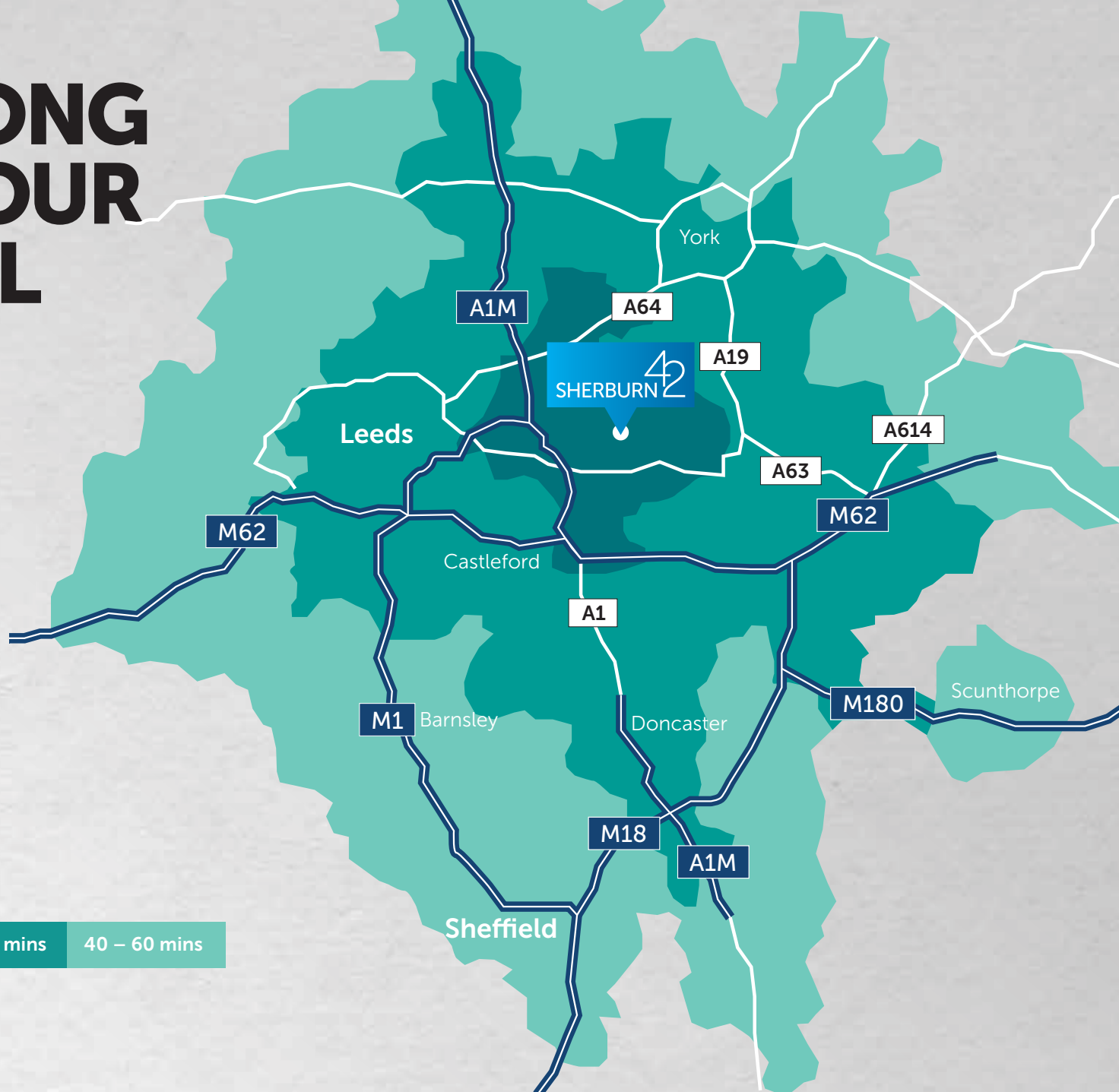
Situated adjacent to the established Sherburn Enterprise Park, home to major occupiers including Eddie Stobart, Sainsburys and Clipper Logistics, Sherburn42 is the perfect base for ambitious businesses, established manufacturers and multi-national distributors alike.

OCCUPATION OF POPULATION WITHIN 30-MIN DRIVETIME:

MANUFACTURING
32,677

WHOLESALE & RETAIL TRADE
57,378

TRANSPORT & STORAGE
17,303





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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

+ LOCATION

CAIN

cainlogistics.co.uk

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SHERBURN42.CO.UK

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