

sherburn

DISTRIBUTION PARK

140

YORKSHIRE

J 4 2 A 1 (M)



A MAJOR NEW DISTRIBUTION FACILITY

139,376 ft² 12,947 m²



EVANDER
PROPERTIES

sherburn

DISTRIBUTION PARK

J42 A1(M)
5 minutes

A162

sherburn
140

sherburn
667

Eddie Stobart

CUNSTAR
International

Sala
INTERNATIONAL

SWORDFISH WAY

sherburn
190



Kinéspar

sherburn
330

Sainsbury's

HURRICANE WAY





- Located to the east of Leeds on the A1 corridor, Sherburn Distribution Park provides one of the best distribution locations in the Yorkshire area.
- Occupiers include Eddie Stobart Ltd, Kingspan, Cranswick Country Foods and Sainsbury's.



- Adjoining the A162 within approx 5 minutes drive time of Junction 42 of the A1(M) and 10 minutes drive time of J32a M62 at Ferrybridge.
- Congestion-free access to the national motorway network via junction 42 of the A1(M), which is only 3.5 miles away via the A63 and A162.



- East Coast ports of Hull, Grimsby and Immingham are within 1 hour HGV drive time.



- Robin Hood Airport & Leeds Bradford Airport - 45 minutes.



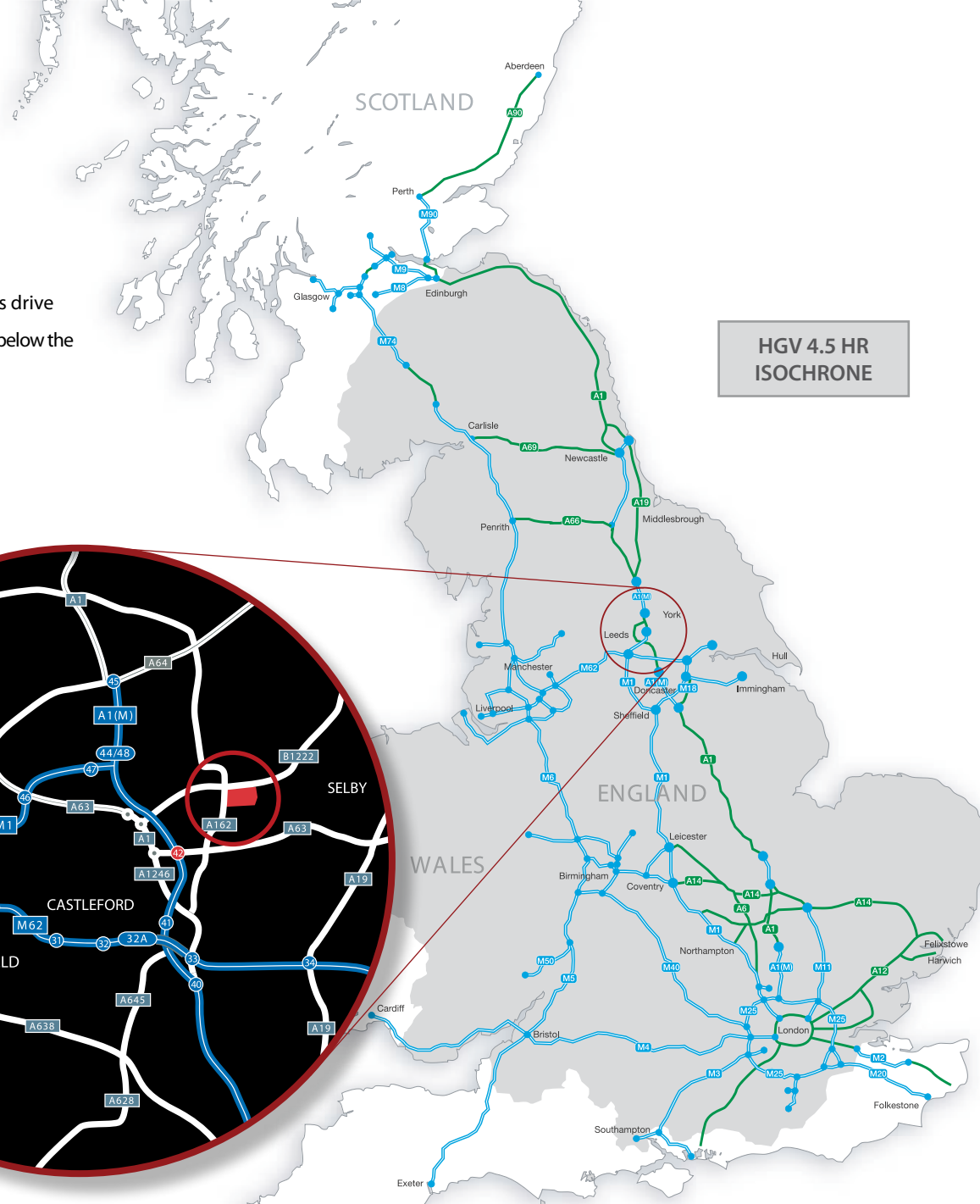
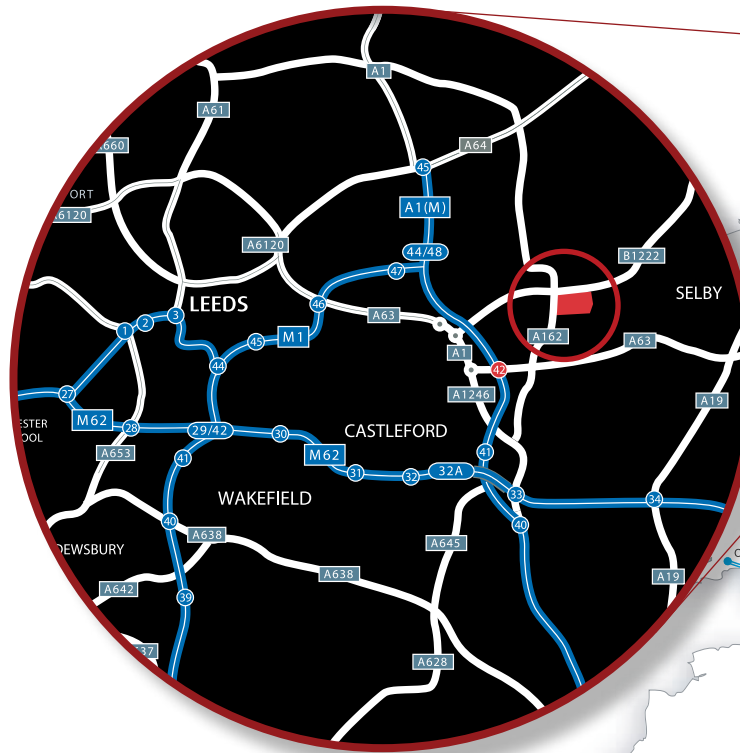
- Direct East Coast Mainline freight access within 1 mile at UK Coal's Yorkshire Rail Hub.



- 1,400,000 people live within 45 minutes drive
- Very competitive recruitment costs 8-10% below the UK average.
- Good Public Transport links.



- 14 MVA immediately available.



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DISTRIBUTION PARK

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DISTRIBUTION PARK

140

129,571 ft²
12,037 m²

9,805 ft²
910 m²

139,376 ft²
12,947 m²

WAREHOUSE

OFFICES

TOTAL

sherburn 140 provides a new high specification distribution unit available for immediate occupation.

WAREHOUSE

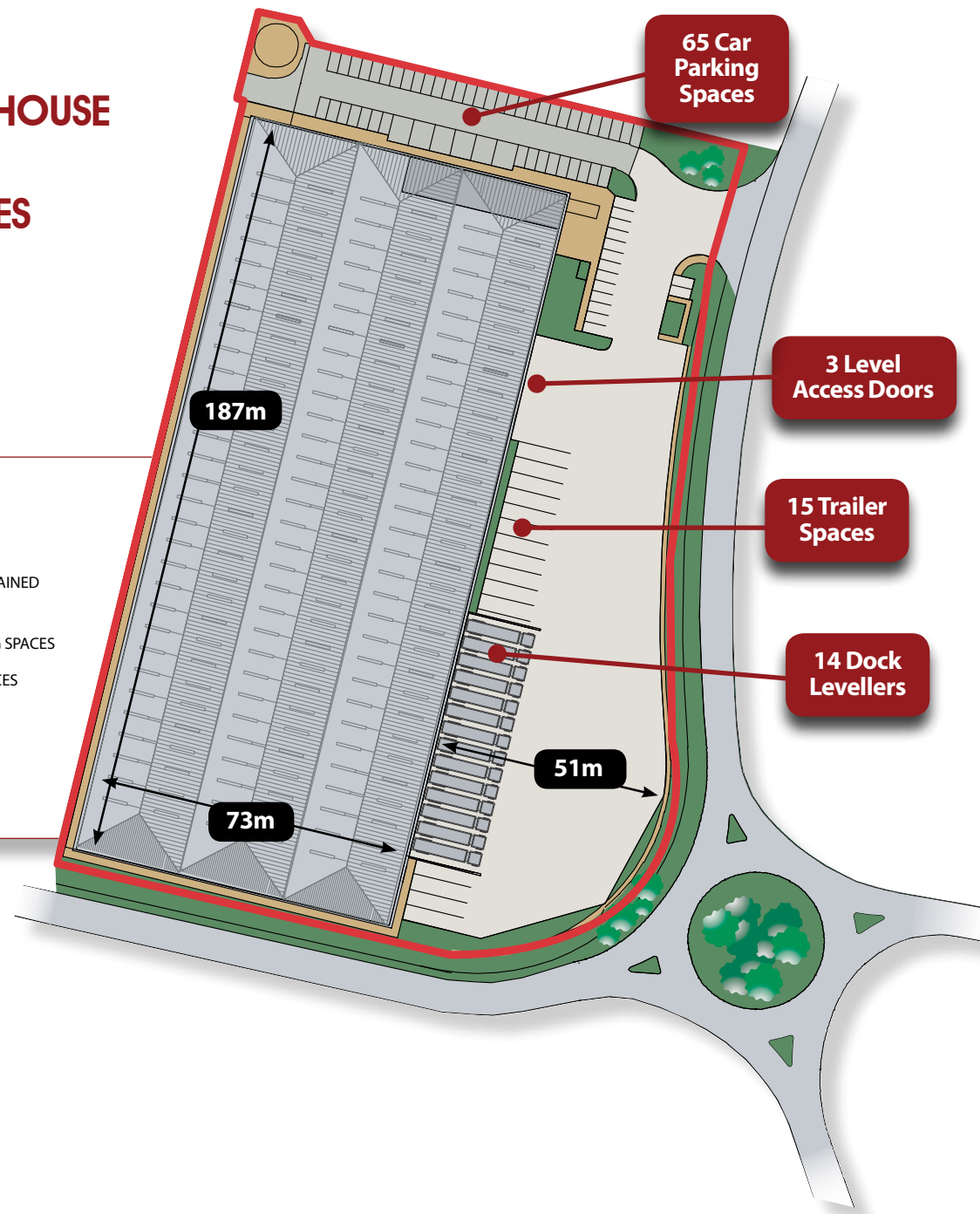
- 12M EAVES HEIGHT
- 65 kN/m² FLOOR LOADING
- 90 kN POINT LOAD
- 14 DOCK LEVELLERS
- 3 LEVEL ENTRY DOORS
- UP TO 14 MVA POWER SUPPLY IMMEDIATELY AVAILABLE

OFFICES

- SUSPENDED CEILINGS
- MODERN RECESSED LIGHTING UNITS
- FULL ACCESS RAISED FLOORS ON FIRST AND SECOND FLOORS
- LIFT TO ALL FLOORS
- TOILETS AND KITCHENS ON EACH LEVEL

YARD

- 51m SELF CONTAINED SERVICE YARD
- 65 CAR PARKING SPACES
- 15 TRAILER SPACES





sherburn 140
DISTRIBUTION PARK



Y O R K S H I R E J 4 2 A 1 (M)

LOCATION

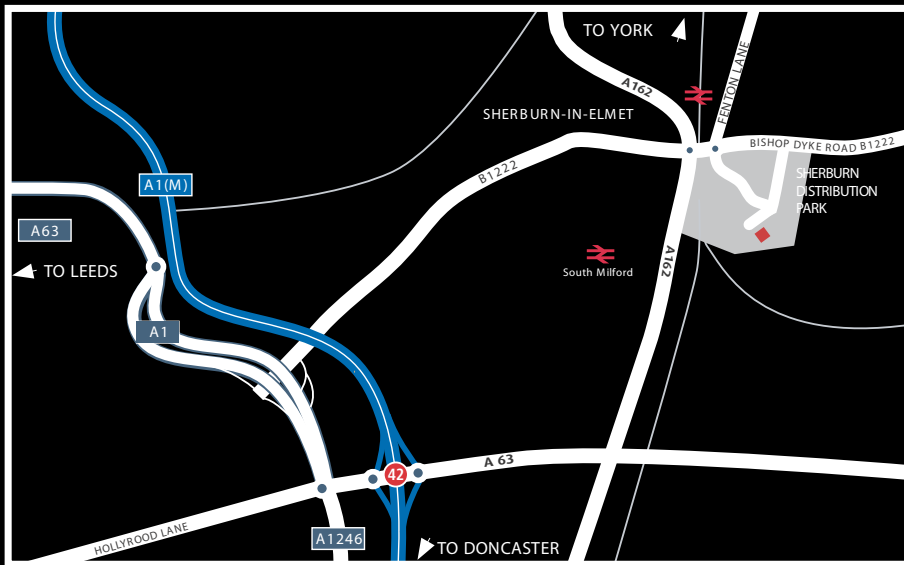
Located within the Sherburn Distribution Park, one mile outside of Sherburn-in-Elmet. The site is in an excellent location benefiting from congestion-free access to the national motorway network via junction 42 of the A1(M), which is only 3.5 miles away via the A63 and A162. Its location is also convenient for a workforce travelling by car or rail.

Sherburn-in-Elmet is served by a railway station with trains to York, Hull and Sheffield, with a second station in South Milford providing trains to Leeds and Hull. There are also regular bus services for the surrounding area.

LEEDS	14 miles
HULL	55 miles
MANCHESTER	63 miles
IMMINGHAM	64 miles
LIVERPOOL	93 miles
BIRMINGHAM	116 miles
LONDON	193 miles

SAT NAV REFERENCE: LS25 6PT

www.evanderproperties.com/sherburn



AVAILABILITY AND TERMS

Further details on price and rent upon application.

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. April 2008.

