

sherburn

DISTRIBUTION PARK

190|330

YORKSHIRE J42 A1(M)



A MAJOR NEW DISTRIBUTION FACILITY

sherburn 190 **189,965 ft²** 17,648 m²

sherburn 330 **330,401 ft²** 30,695 m²



EVANDER
PROPERTIES

sherburn

DISTRIBUTION PARK

J42 A1(M)
5 minutes

A162

sherburn
667

Eddie Stobart

CONSTAR
Internacional

sherburn
140

Sala
INTERNATIONAL

SWORDFISH WAY

sherburn
190

Logo

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.



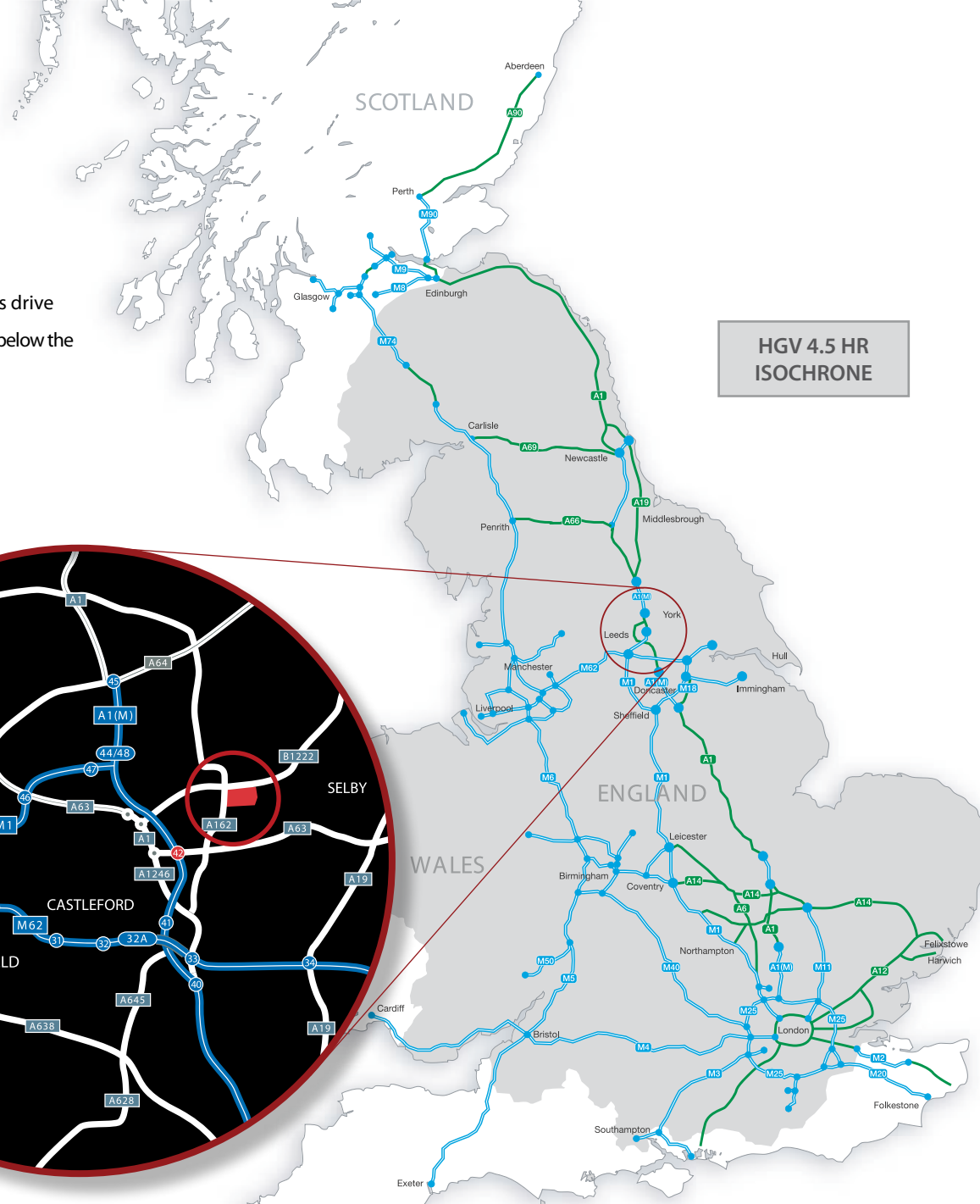
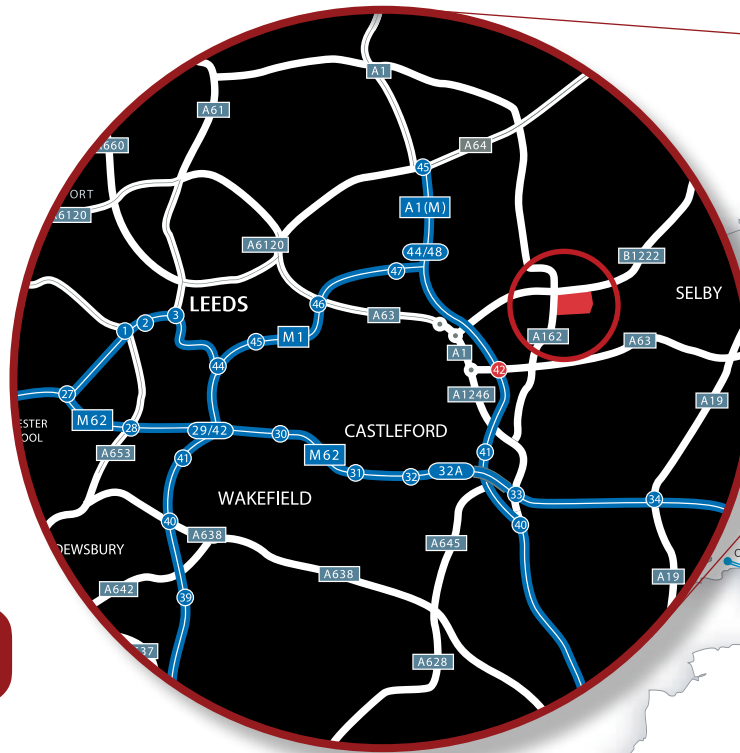
- Direct East Coast Mainline freight access within 1 mile at UK Coal's Yorkshire Rail Hub.



- 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.



sherburn 190|330
DISTRIBUTION PARK

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

sherburn 190

DISTRIBUTION PARK

184,492 ft²
17,139.72 m²

5,473 ft²
508.45 m²

189,965 ft²
17,648.17 m²

WAREHOUSE

OFFICES

TOTAL

sherburn 330

DISTRIBUTION PARK

321,270 ft²
29,846.71 m²

9,131 ft²
848.29 m²

330,401 ft²
30,695.00 m²

WAREHOUSE

OFFICES

TOTAL

sherburn 190 & sherburn 330 provide two new high specification distribution units, with potential to combine into a single unit of 540,000 ft². They are available for immediate occupation.

sherburn 190

WAREHOUSE

- 15M EAVES HEIGHT
- 2 LEVEL ENTRY DOORS
- 16 DOCK LEVELLERS
- POTENTIAL FOR ADDITIONAL DOCKS
- AVAILABLE POWER SUPPLY - UP TO 14 MVA
- 65 kN/m² FLOOR LOADING
- 90 kN POINT LOAD

OFFICES

- SUSPENDED CEILINGS
- MODERN RECESSED LIGHTING UNITS
- FULL ACCESS RAISED FLOORS ON FIRST AND SECOND FLOORS
- LIFT ACCESS TO ALL FLOORS
- STANDARD WCs AND KITCHEN ON GROUND FLOOR

YARD

- LARGE SERVICE YARD
- SELF-CONTAINED SITE
- FULL SITE CIRCULATION
- 37 TRAILER SPACES
- 112 PARKING SPACES

sherburn 330

WAREHOUSE

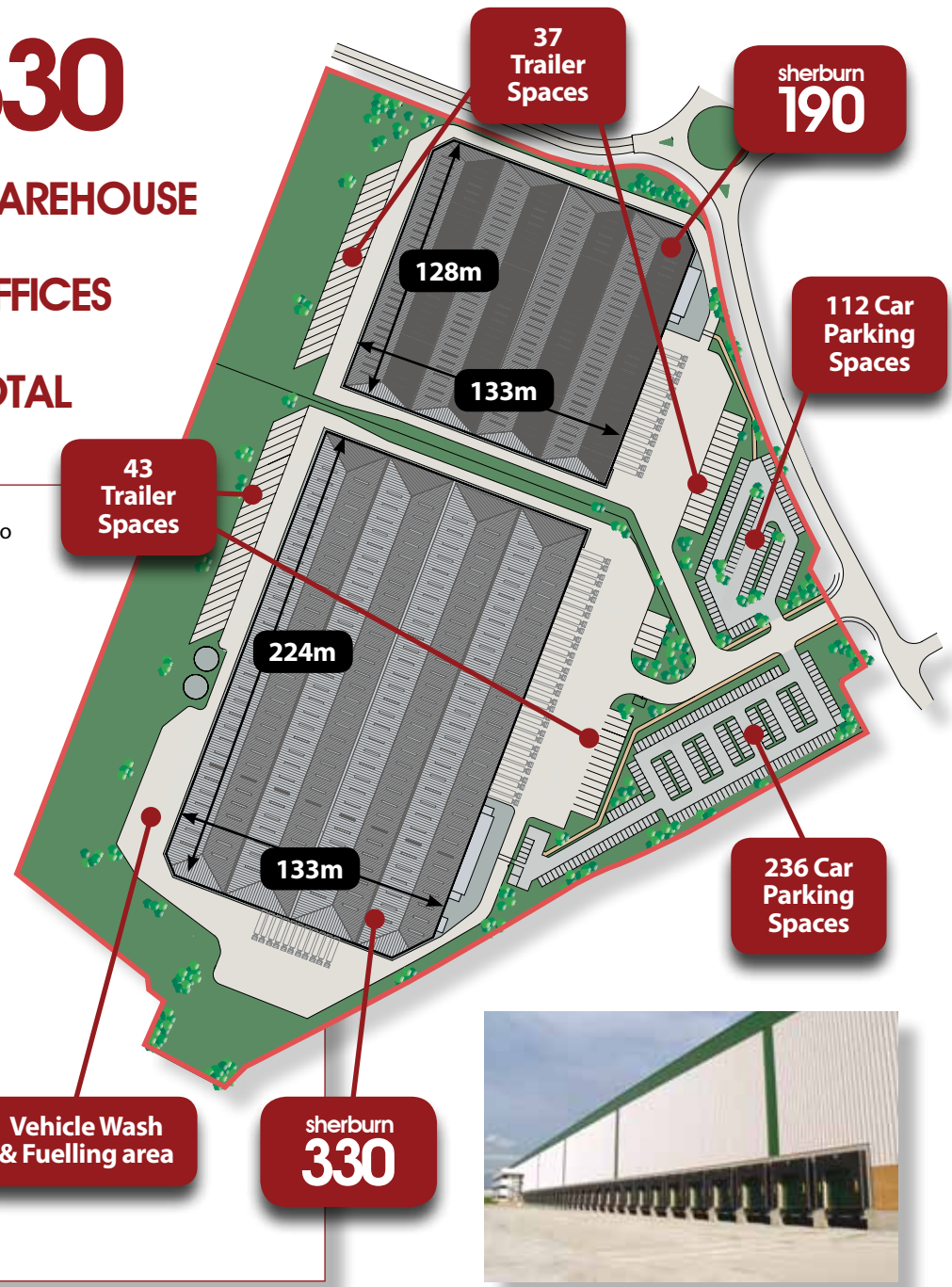
- 15M EAVES HEIGHT
- 2 LEVEL ENTRY DOORS
- 32 DOCK LEVELLERS
- POTENTIAL FOR ADDITIONAL DOCKS
- AVAILABLE POWER SUPPLY - UP TO 14 MVA
- 65 kN/m² FLOOR LOADING
- 90 kN POINT LOAD

OFFICES

- SUSPENDED CEILINGS
- MODERN RECESSED LIGHTING UNITS
- FULL ACCESS RAISED FLOORS ON FIRST AND SECOND FLOORS
- LIFT ACCESS TO ALL FLOORS
- STANDARD WCs AND KITCHEN ON GROUND FLOOR

YARD

- LARGE SERVICE YARD
- SELF-CONTAINED SITE
- FULL SITE CIRCULATION
- 43 TRAILER SPACES
- 236 PARKING SPACES





sherburn
DISTRIBUTION PARK

190|330

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

LOCATION

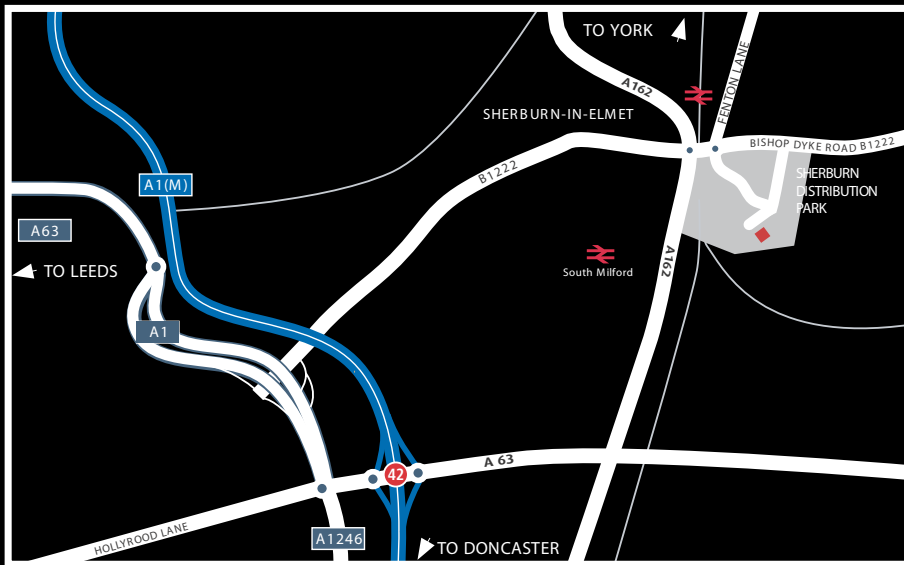
Located within the Sherburn Distribution Park, one mile outside of Sherburn-in-Elmet. The site is in an excellent location benefiting from congestion-free access to the national motorway network via junction 42 of the A1(M), which is only 3.5 miles away via the A63 and A162. Its location is also convenient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

