



PLP GATEWAY 45 LEEDS



DELIVERY Q1 2021
PRIME LOGISTICS UNITS
59,000 SQ FT — 888,865 SQ FT

PONTEFRAC T LANE, LEEDS, LS9 0PS

**LEEDS
CITY CENTRE**

**PLP
GATEWAY 45 LEEDS**

amazon

Network Rail

LAWCRIS

BEER HAWK
HUNTING OUT THE WORLD'S BEST BEERS

LCB

SYMINGTON'S
FINE FOODS SINCE 1927

FedEx
Express

Premier Farnell

**JOHN
LEWIS
& PARTNERS**

Galaxy
Insulation & Dry Linings

SPAR

AIRE VALLEY ROAD

PONTEFRACT LANE

**Leeds
CITY COUNCIL
PARK
AND RIDE**

McLaren

**INSTITUTE OF HIGH SPEED RAIL AND SYSTEM
INTEGRATION (IHSRSI)**

A63

**PROPOSED HS2
DEPOT/ENGINEERING
FACILITY**

- LARGEST DISTRIBUTION SCHEME IN THE LEEDS CITY REGION
- DIRECT ACCESS TO THE MOTORWAY NETWORK
- IMMEDIATE CONNECTIVITY TO LEEDS' AVAILABLE WORKFORCE

M1

J45

A1[M]

**IMMEDIATE
ACCESS TO M1 J45**

**SKELTON LAKE
SERVICES**

SKELTON GATE

SAT NAV: LS9 0PS

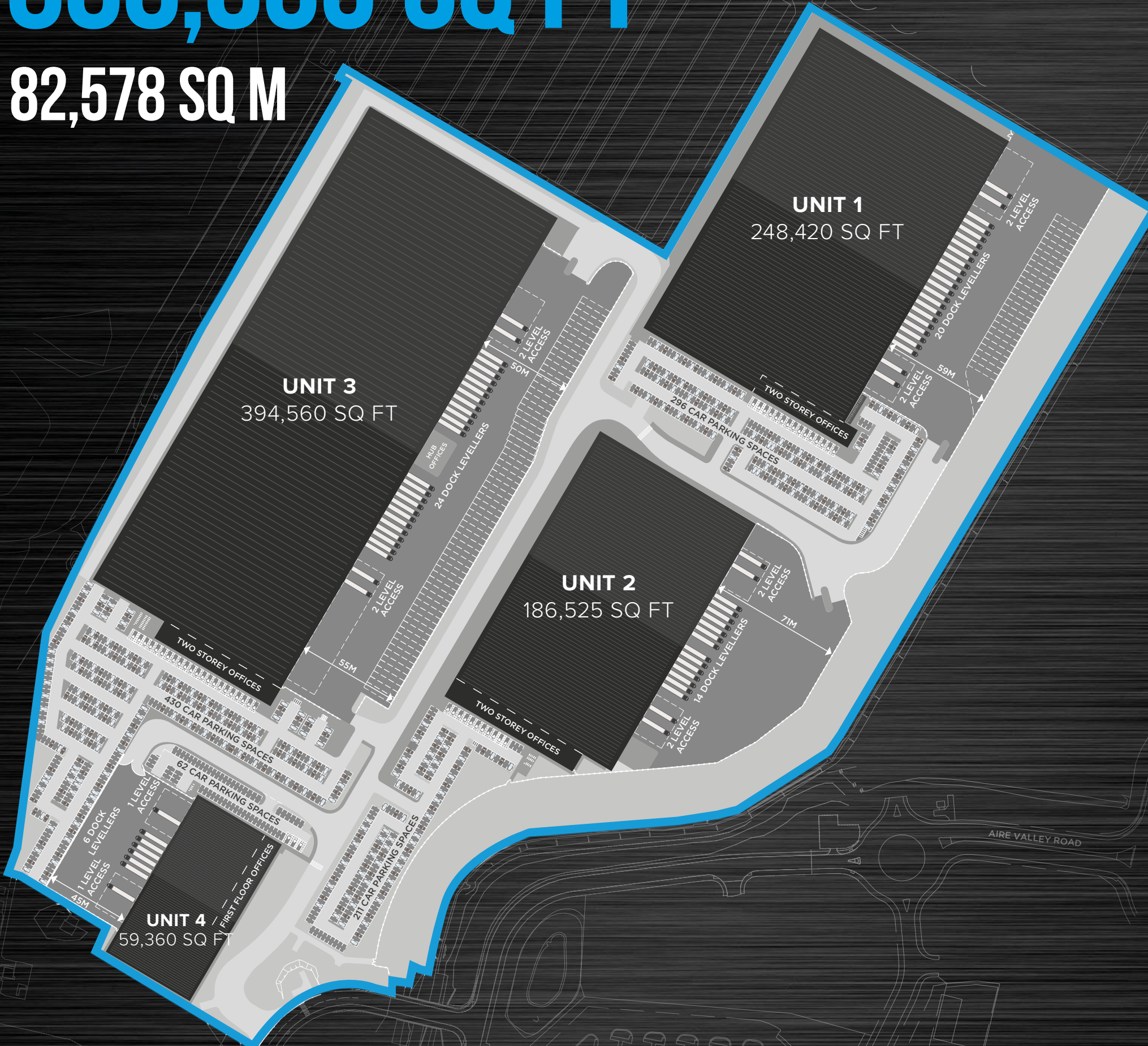
PLP GATEWAY 45 LEEDS

The largest distribution scheme in Leeds that will address the long-standing shortage of prime logistics units in the region.

SAT NAV: LS9 OPS

888,865 SQ FT

82,578 SQ M



UNIT 1	SQ FT	SQ M
WAREHOUSE	236,280	21,951
FIRST FLOOR OFFICE	6,070	564
SECOND FLOOR OFFICE	6,070	564
TOTAL UNIT GIA	248,420	23,079

- 59M YARD DEPTH
- 15M HAUNCH HEIGHT
- 20 DOCK LEVEL DOORS
- 4 LEVEL ACCESS DOORS
- 296 CAR PARKING SPACES

UNIT 2	SQ FT	SQ M
WAREHOUSE	169,305	15,728
FIRST FLOOR OFFICE	8,610	800
SECOND FLOOR OFFICE	8,610	800
TOTAL UNIT GIA	186,525	17,328

- 71M YARD DEPTH
- 15M HAUNCH HEIGHT
- 14 DOCK LEVEL DOORS
- 4 LEVEL ACCESS DOORS
- 211 CAR PARKING SPACES

UNIT 3	SQ FT	SQ M
WAREHOUSE	375,810	34,914
FIRST FLOOR OFFICE	7,600	706
SECOND FLOOR OFFICE	7,600	706
HUB OFFICES	3,550	330
TOTAL UNIT GIA	394,560	36,656

- 55M YARD DEPTH
- 18M HAUNCH HEIGHT
- 24 DOCK LEVEL DOORS
- 4 LEVEL ACCESS DOORS
- 430 CAR PARKING SPACES

UNIT 4	SQ FT	SQ M
WAREHOUSE	53,460	4,967
FIRST FLOOR OFFICE	5,900	548
TOTAL UNIT GIA	59,360	5,515

- 45M YARD DEPTH
- 12M HAUNCH HEIGHT
- 6 DOCK LEVEL DOORS
- 2 LEVEL ACCESS DOORS
- 62 CAR PARKING SPACES

*Floor Areas are measured on a Gross Internal basis



EXCELLENT CONNECTIVITY

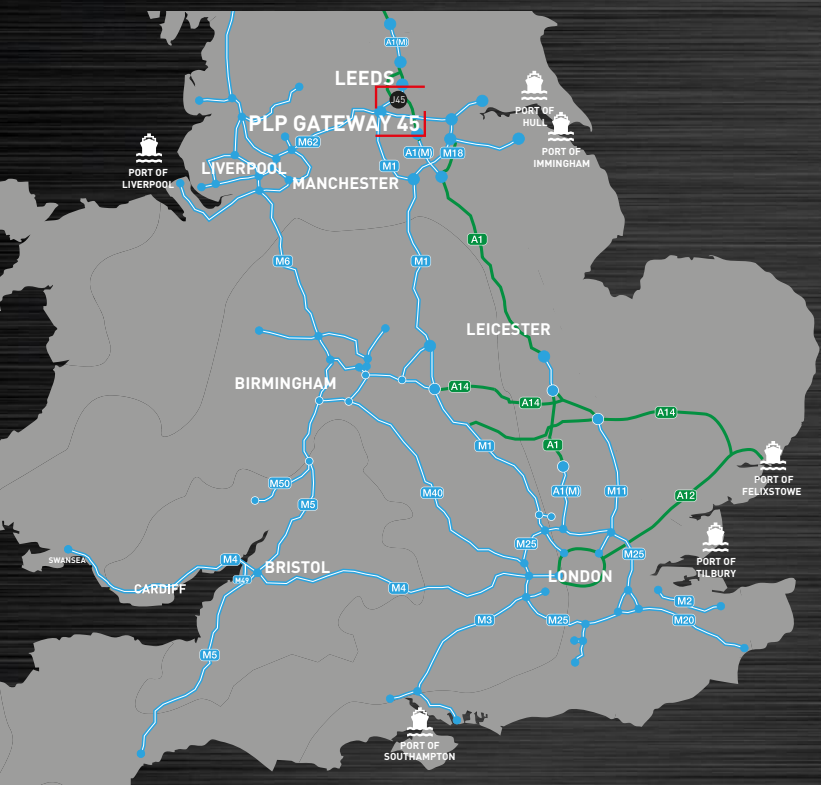
IMMEDIATE ACCESS TO J45 - M1



M1 / M62 INTERSECTION



LEEDS CITY CENTRE



RAIL

Leeds Station 4.0 miles



AIR

Leeds Bradford 11.8 miles
 Doncaster Sheffield 35.6 miles
 Manchester 59.9 miles
 Liverpool John Lennon 73.5 miles



PORTS

Port Of Hull 62.0 miles
 Port Of Immingham 74.4 miles
 Port Of Liverpool 82.2 miles

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CBRE
 0113 394 8800
www.cbre.co.uk

MIKE BAUGH
 0113 394 8844
 mike.baugh@cbre.com
SOPHIE ANGUS
 0113 394 8763
 sophie.angus@cbre.com

GV
 GentVisick.com

0113 245 6000

RUPERT VISICK
 0113 200 3982
 rupert.visick@gentvisick.com
ANDREW GENT
 0113 200 3981
 andrew.gent@gentvisick.com

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