



INDURENT

T45

LEEDS LS9 0AA
///FUNNY.CLAP.PANELS

NEW UNIT TO LET

UNIT 22:

32,634 SQ FT (3,032 SQ M)

Available May 2026.



3 miles to Leeds
City Centre.



Close to
amenities at
Skelton Lake
Services.



Strategically
situated on
Junction 45
of the M1.

Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Unit 22 is a new warehouse unit to let, sized at 32,634 sq ft (3,032 sq m), strategically located just off junction 45 of the M1 in Leeds.

Specification:

- / 3 ground level loading doors
- / 50 kn² floor loading
- / Self-secured, gated site
- / 35m yard depth
- / Grade A open plan first floor offices
- / Air source heat pumps



Warehousing that Works.



Clear internal height 10m



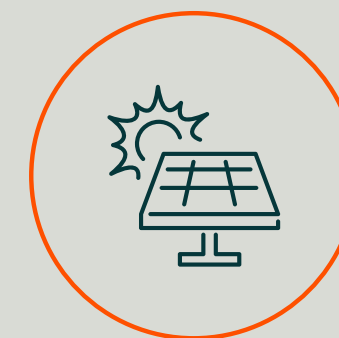
Targeting an **EPC A** rating, customers can lower their energy bills with **net zero carbon** capabilities.



High quality energy efficient LED lighting in office spaces.



15% roof lights coverage, providing sufficient daylight to illuminate the warehouse without artificial lighting.



PV panels included.



Targeting **BREEAM Excellent** rating, which would place this unit in the top 10% of warehouses in the **UK** for sustainability.

Sustainability.



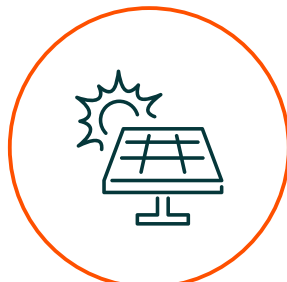
BREEAM UK New Construction 2018 (Shell & Core)
'Excellent' rating



Energy Performance Certificate
A rating for excellent energy performance



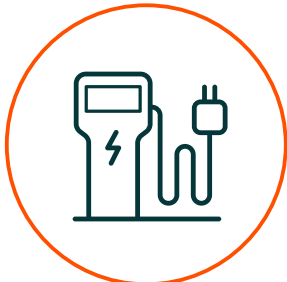
Natural Light
15% warehouse roof lights increasing natural day light



PV Panels
Solar PV panels included



Low Air Permeability
Landscaped communal areas, enhancing biodiversity



Electric Vehicle Charging
Electric vehicle charging points



Heat Pumps
Air source heat pumps included



Landscaped Areas
Enhancing biodiversity



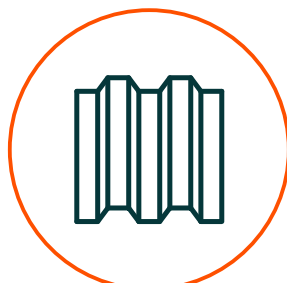
Bicycle Spaces
Exterior or interior cycle storage to encourage cycling to work



Led Lighting
Highly efficient LED lighting



Speed Restrictions
Low speed limit restrictions to reduce emissions



Cladding and materials
High performance insulated cladding and roof materials



Warehousing that Works.

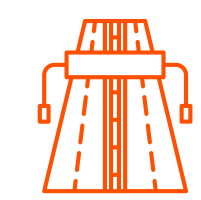


Aerial plan.



Warehousing that Works.

You're well-connected.



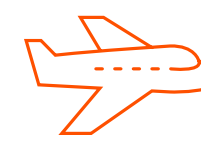
MAJOR ROADS

M1 (Junction 45)	0.5 miles
M621 (Junction 3)	3 miles
M62	4.7 miles



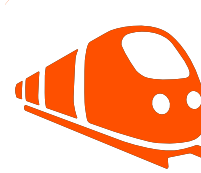
CITIES/MAJOR TOWNS

Leeds City Centre	3 miles
York	26 miles
Sheffield	34 miles



AIRPORTS

Leeds Bradford Airport	13 miles
Manchester Airport	59.9 miles



TRAIN LINKS

Leeds Train Station	5.4 miles
---------------------	-----------

Drive times

Within 30 min labour pool

Within 1 hour

Within 2 hours

Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

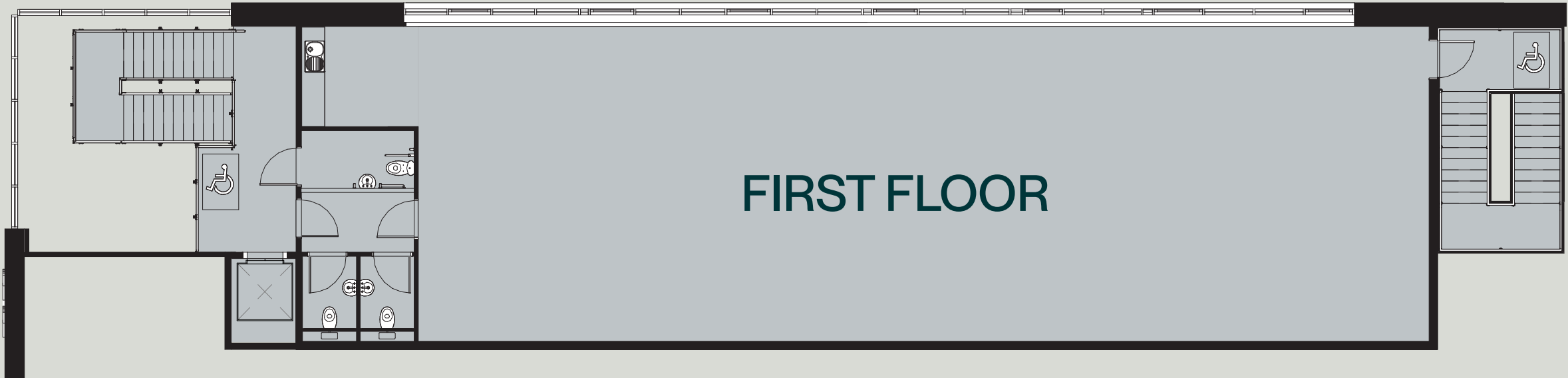
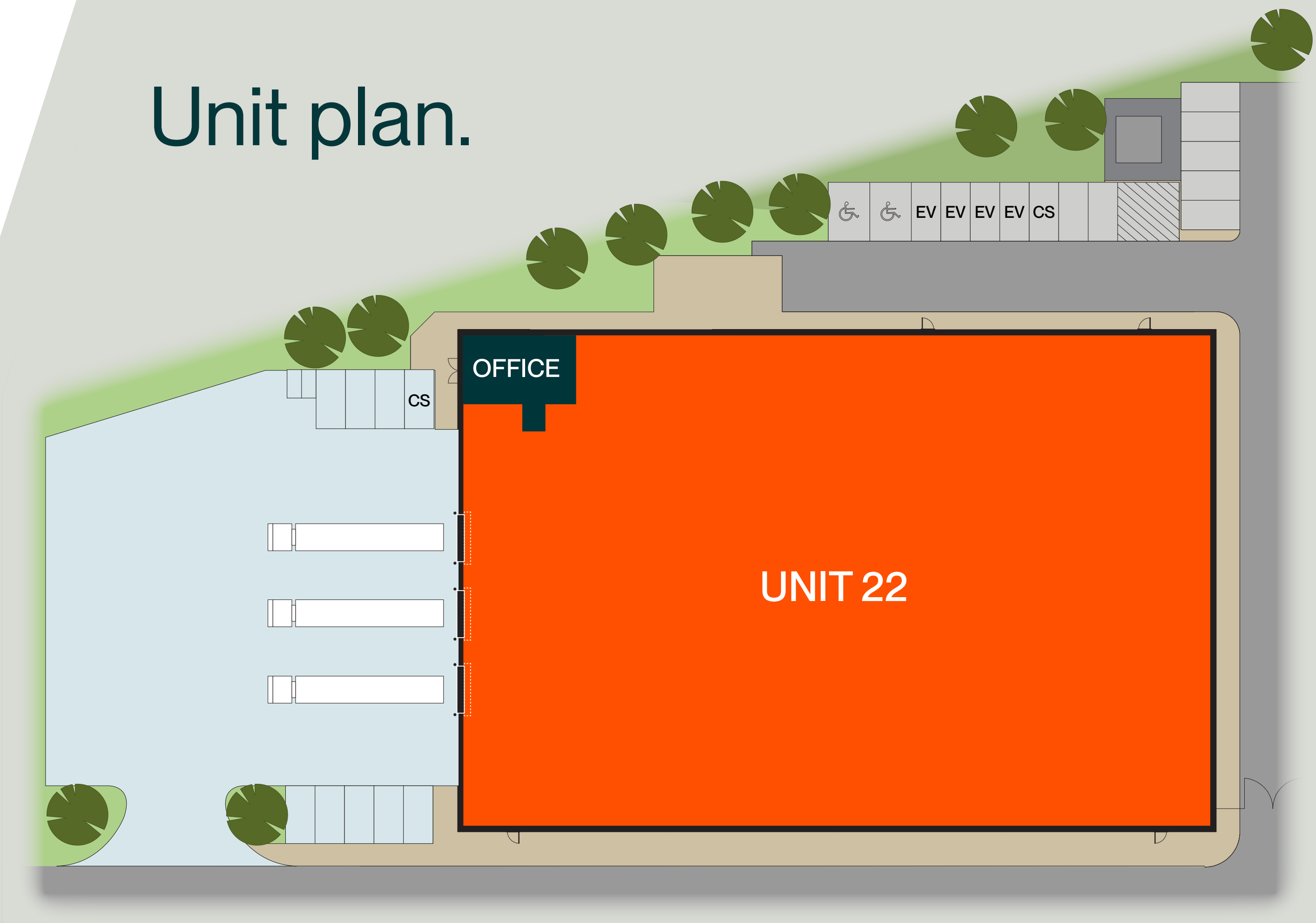


Schedule of accommodation.

UNIT 22	
GROUND FLOOR	29,747 SQ FT (2,764 SQ M)
FIRST FLOOR OFFICE	2,887 SQ FT (268 SQ M)
TOTAL	32,634 SQ FT (3,032 SQ M)

All floor areas are approximate gross external areas.

Unit plan.



Unit plan is indicative.



Warehousing that Works.



CAROLINE HARDY

Asset Manager

07442 088 130

caroline.hardy@indurent.com



Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. May 2026. TBDW 07483-03.



Josh Holmes
M: 07984 444 972
E: joshholmes@cartertowler.co.uk

Hazel Cooper
M: 07811 234 627
E: hazelcooper@cartertowler.co.uk



Harry Fullerton
M: 07555 444 385
E: harry.fullerton@jll.com

Benjamin Fairhurst
M: 07936 333 696
E: benjamin.fairhurst@jll.com