



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

23 BRAND NEW WAREHOUSE UNITS  
WITH THE ABILITY TO COMBINE UNITS

UNITS RANGING FROM  
4,454 SQ FT - 32,868 SQ FT  
(414 SQ M - 3,053 SQ M)

Available from Q1 2026.



3 miles to Leeds  
City Centre.



Targeting BREEAM  
'Excellent' rating.

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. T45 will comprise 23 premium quality industrial/warehouse units ranging in size from 4,454 sq ft to 32,868 sq ft (414 sq m to 3,053 sq m), strategically located just off junction J45 of the M1 in Leeds.

## An ideal location close to Leeds City Centre.

The site is situated in a highly prominent position on the A63, a main arterial route into Leeds City Centre, which is 3 miles away. It is in close proximity to new developments attracting DHL, Amazon, Premier Farnell, John Lewis, McLaren, and Lamborghini, and is just 0.5 miles from Junction 45 of the M1.

Leeds is the fourth largest city in the UK, with the region having a population of over 3 million people and an estimated catchment of 7 million living within an hour's drive time.

Leeds has the largest regional economy outside London with a GVA of £69.6 billion.



Internal height ranging from 8.4m - 10m.



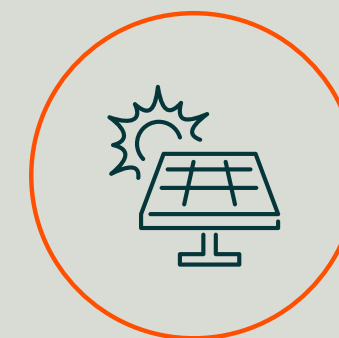
With a targeted **EPC A** rating, customers can lower their energy bills with **net zero** carbon capabilities.



High quality energy efficient LED lighting in office spaces.



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



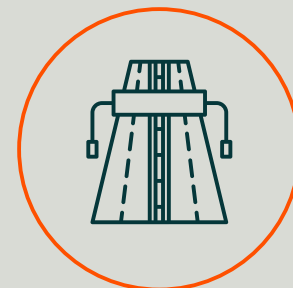
**PV panels** included on all units.



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



# Why choose T45?



Located near the M1 and easy access to the M621.



Just 3 miles from Leeds City Centre.



Strategically positioned in a high visibility area with excellent connectivity.



Close to amenities at Skelton Lake Services.



Warehousing that Works.



# Sustainability.



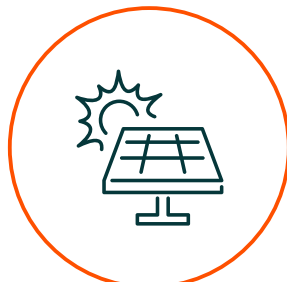
**BREEAM UK New Construction 2018 (Shell & Core)**  
'Excellent' rating



**Energy Performance Certificate**  
A rating for excellent energy performance



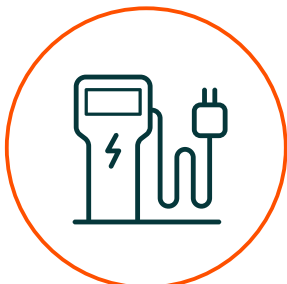
**Natural Light**  
15% warehouse roof lights increasing natural day light



**PV Panels**  
Solar PV panels to all units



**Low Air Permeability**  
Landscaped communal areas, enhancing biodiversity



**Electric Vehicle Charging**  
Electric vehicle charging points



**Heat Pumps**  
Air source heat pumps to all units



**Landscaped Areas**  
Enhancing biodiversity



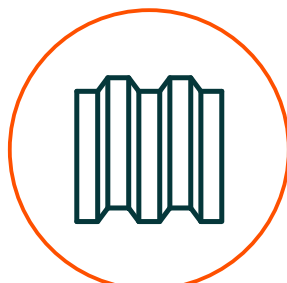
**Bicycle Spaces**  
Exterior or interior cycle storage to encourage cycling to work



**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.



LEEDS CITY CENTRE

A63

AMAZON

JOHN LEWIS

AMAZON

A63

M1 (J45)

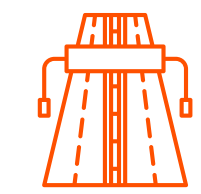
T45



Warehousing that Works.



# You're well-connected.



## MAJOR ROADS

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



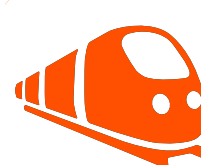
## CITIES/MAJOR TOWNS

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	3 miles
Woodlesford Station	5.4 miles

Drive times

Within 30 min labour pool

Within 1 hour

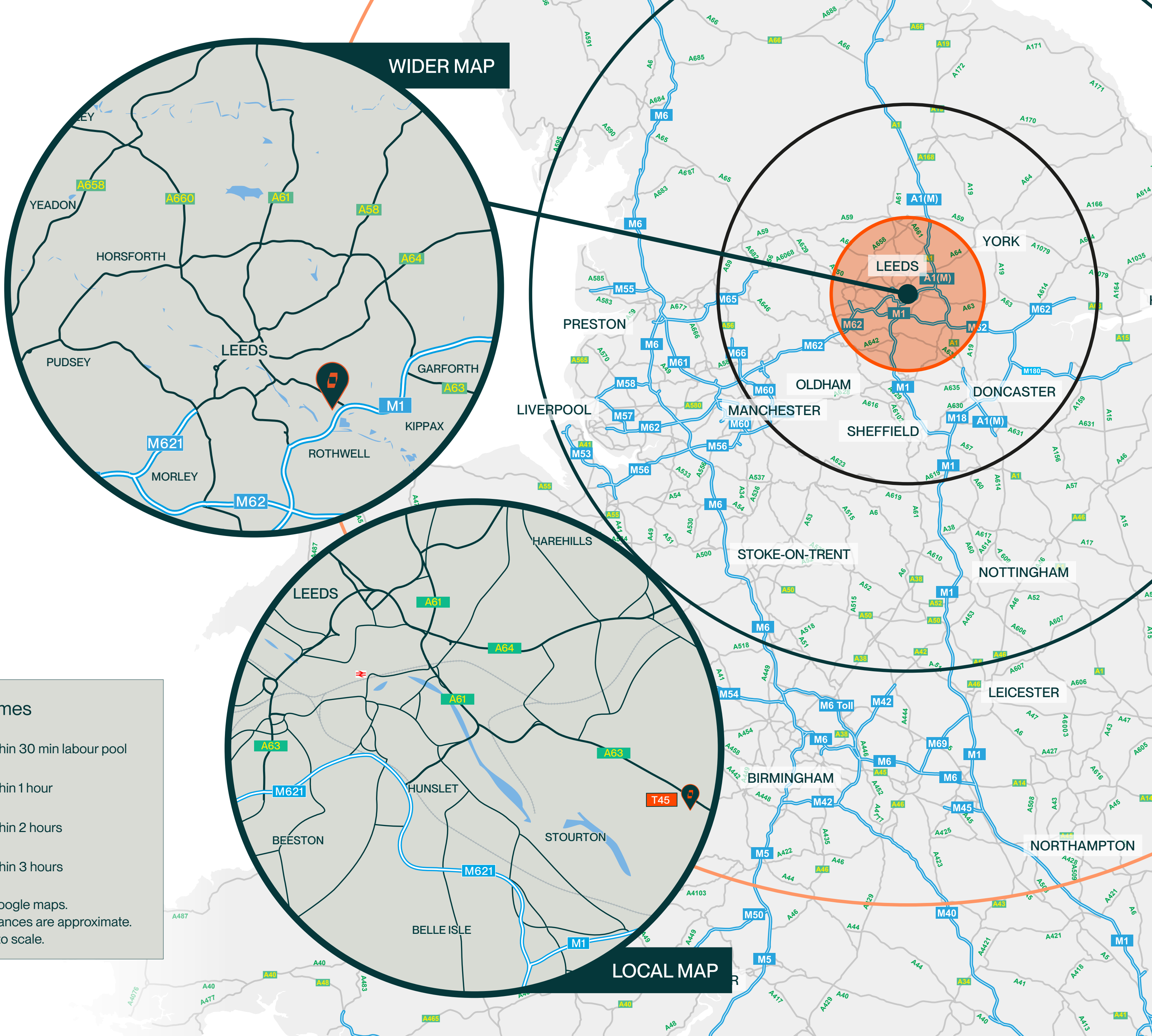
Within 2 hours

Within 3 hours

Source: Google maps.

Travel distances are approximate.

Maps not to scale.





# Schedule of accommodation.

UNIT	SPACE	SQ FT	SQ M
1	GROUND FLOOR	3,341	310
	FIRST FLOOR OFFICE	1,377	128
TOTAL		4,718	438
UNIT	SPACE	SQ FT	SQ M
2	GROUND FLOOR	4,263	396
	FIRST FLOOR OFFICE	1,461	136
TOTAL		5,724	515
UNIT	SPACE	SQ FT	SQ M
3	GROUND FLOOR	4,126	383
	FIRST FLOOR OFFICE	1,419	132
TOTAL		5,546	515
UNIT	SPACE	SQ FT	SQ M
4	GROUND FLOOR	3,876	360
	FIRST FLOOR OFFICE	1,333	124
TOTAL		5,210	484
UNIT	SPACE	SQ FT	SQ M
5	GROUND FLOOR	3,626	338
	FIRST FLOOR OFFICE	1,247	116
TOTAL		4,874	454
UNIT	SPACE	SQ FT	SQ M
6	GROUND FLOOR	3,314	308
	FIRST FLOOR OFFICE	1,140	106
TOTAL		4,454	414

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TOTAL		5,546	515
UNIT	SPACE	SQ FT	SQ M
11	GROUND FLOOR	4,752	441
	FIRST FLOOR OFFICE	1,634	152
TOTAL		6,386	593
UNIT	SPACE	SQ FT	SQ M
12	GROUND FLOOR	5,375	499
	FIRST FLOOR OFFICE	1,840	172
TOTAL		7,224	671

UNIT	SPACE	SQ FT	SQ M
13	GROUND FLOOR	12,091	1,124
	FIRST FLOOR OFFICE	2,133	198
TOTAL		14,225	1,322
UNIT	SPACE	SQ FT	SQ M
14	GROUND FLOOR	11,759	1,093
	FIRST FLOOR OFFICE	2,114	196
TOTAL		13,873	1,289
UNIT	SPACE	SQ FT	SQ M
15	GROUND FLOOR	10,665	991
	FIRST FLOOR OFFICE	1,878	175
TOTAL		12,542	1,166
UNIT	SPACE	SQ FT	SQ M
16	GROUND FLOOR	10,688	993
	FIRST FLOOR OFFICE	1,879	174
TOTAL		12,568	1,167
UNIT	SPACE	SQ FT	SQ M
17	GROUND FLOOR	8,209	763
	FIRST FLOOR OFFICE	1,592	148
TOTAL		9,802	911
UNIT	SPACE	SQ FT	SQ M
18	GROUND FLOOR	7,074	657
	FIRST FLOOR OFFICE	1,573	146
TOTAL		8,647	803

UNIT	SPACE	SQ FT	SQ M
19	GROUND FLOOR	4,692	436
	FIRST FLOOR OFFICE	1,230	114
TOTAL		5,923	550
UNIT	SPACE	SQ FT	SQ M
20	GROUND FLOOR	17,135	1,592
	FIRST FLOOR OFFICE	2,698	251
TOTAL		19,832	1,843
UNIT	SPACE	SQ FT	SQ M
21	GROUND FLOOR	13,325	1,238
	FIRST FLOOR OFFICE	2,679	249
TOTAL		16,004	1,487
UNIT	SPACE	SQ FT	SQ M
22	GROUND FLOOR	29,643	2,754
	FIRST FLOOR OFFICE	3,224	300
TOTAL		32,868	3,054
UNIT	SPACE	SQ FT	SQ M
23	GROUND FLOOR	10,158	944
	FIRST FLOOR OFFICE	1,995	186
TOTAL		12,153	1,130

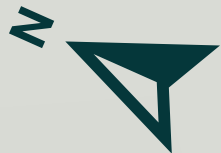
Ability to combine units. Largest combined area: 64,556 sq ft (units 1-12).

All floor areas are approximate gross external areas.





# Masterplan.







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