

+ READY TO OCCUPY

4 PRIME INDUSTRIAL / DISTRIBUTION UNITS
58,171 – 280,663 SQ FT
TO LET / MAY SELL

SHERBURN **42**

FIRETHORN WAY
SHERBURN-IN-ELMET
LEEDS · LS25 6RH

+
HIGHLY SPECIFIED
GRADE 'A' UNITS

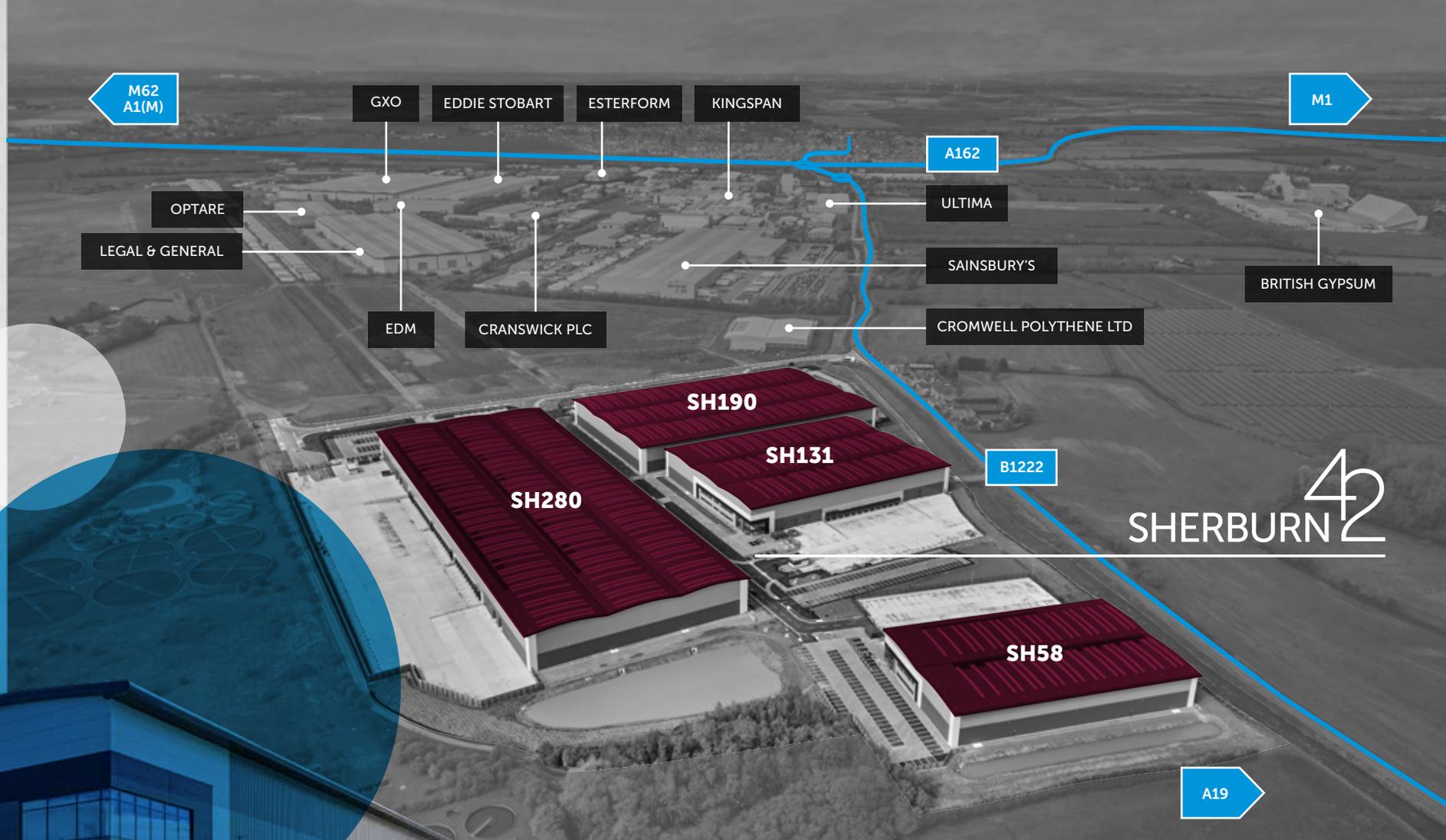
+
EASY ACCESS
TO J42 A1(M)



+ UNIQUE SPACES

Part of an established and successful development, Sherburn42 is a significant new industrial scheme set in North Yorkshire. Situated in one of the region's most sought-after locations for distribution and enterprise, Sherburn42 offers excellent connectivity to the UK logistics network.

Ready for immediate occupation and ideally situated for logistics, distribution and manufacturing, Sherburn42 provides powered-up solutions that create opportunities for growth. Up to 4MVA of power is supplied across the development to energise operations, while eaves heights of up to 15m take ambitions higher.



SHERBURN **42**



EXCELLENT CONNECTIVITY TO THE COUNTRY'S LARGEST PORT COMPLEX



EASY ACCESS TO MAJOR MOTORWAY ROUTES



RECENT INVESTMENTS TO ALL LOCAL RAIL SERVICES

+ THE SITE

4 GRADE-A LOGISTICS UNITS
58,171 – 280,663 SQ FT



AVAILABLE FOR IMMEDIATE OCCUPATION



UP TO 4 MVA POWER



12.5 - 15M EAVES HEIGHTS



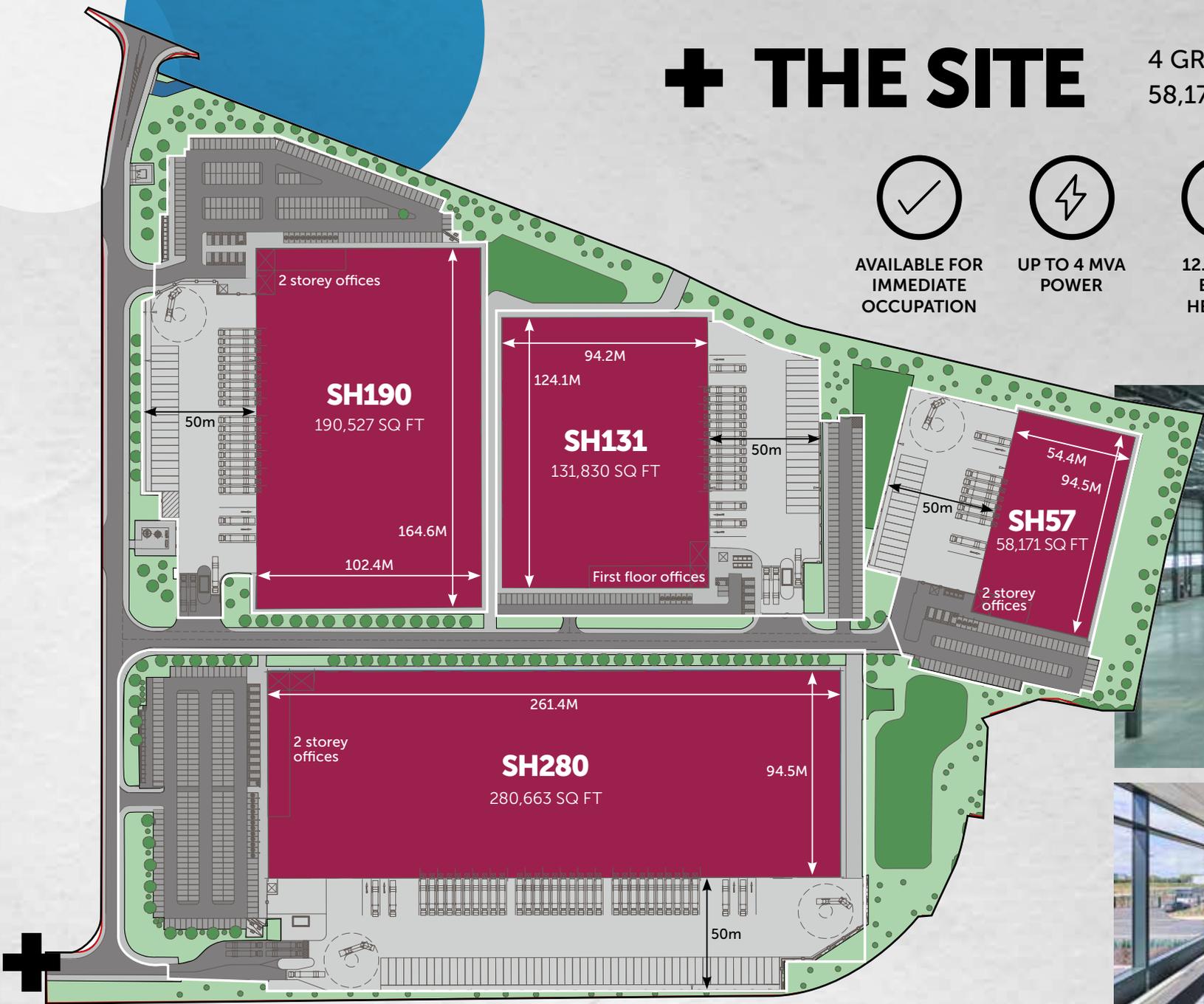
NET ZERO CARBON CONSTRUCTION

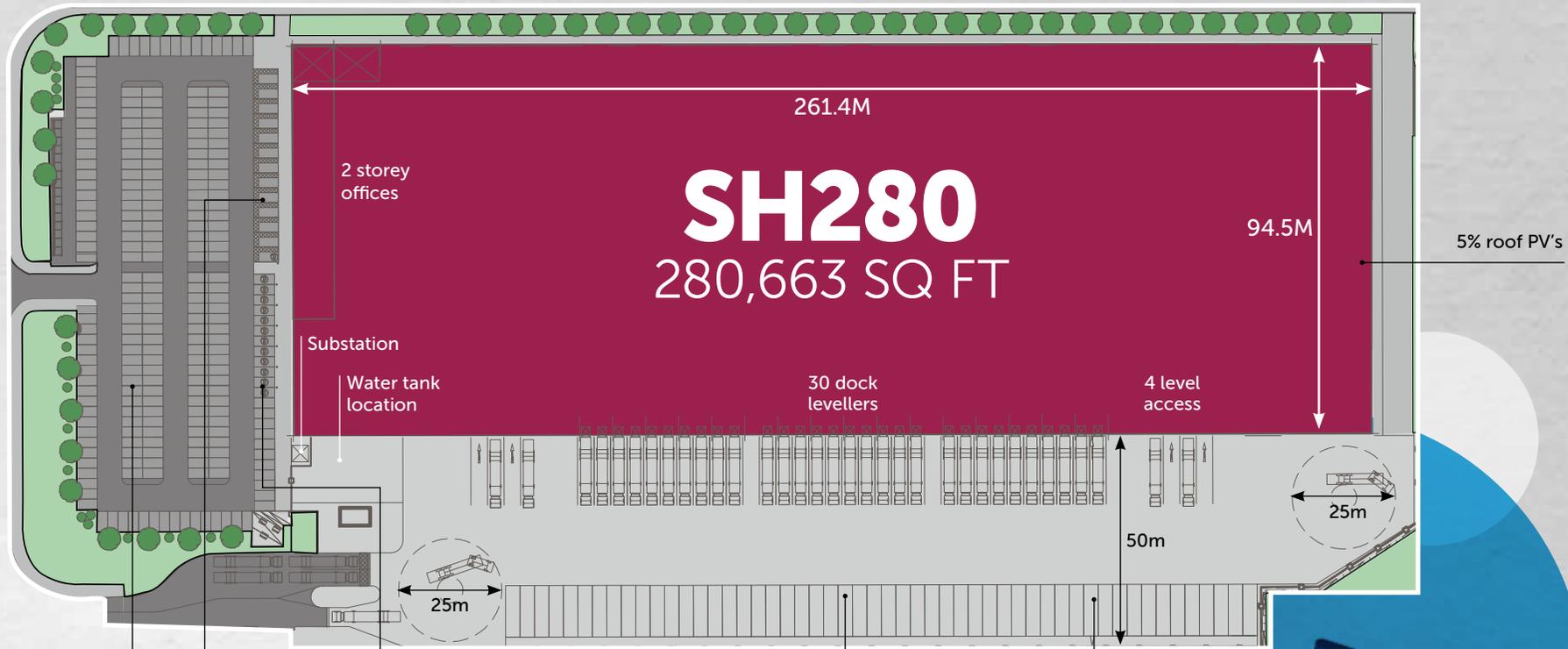


BREEAM EXCELLENT



GENEROUS SOLAR PV ALLOCATION





Schedule of accommodation (GIA):

SH280	SQ M	SQ FT
GF CORE & WAREHOUSE	24,718.91	266,072
FF & SF OFFICE	1,355.55	14,591
TOTAL	26,074.46	280,663

- 227 standard car parking spaces
- 13 disabled car parking spaces
- 13 EV charging spaces
- 52 HGV parking spaces
- 3m high acoustic fence

Key features:



15M EAVES HEIGHT



50M YARD



13 EV CHARGING SPACES



253 TOTAL CAR PARKING SPACES



30 DOCK LOADING DOORS



1.9 MVA POWER



219,535 KWH PA SOLAR PV ALLOCATION



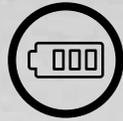
Key features:



15M EAVES HEIGHT



50M YARD



11 EV CHARGING SPACES



187 TOTAL CAR PARKING SPACES



18 DOCK LOADING DOORS



1.3 MVA POWER



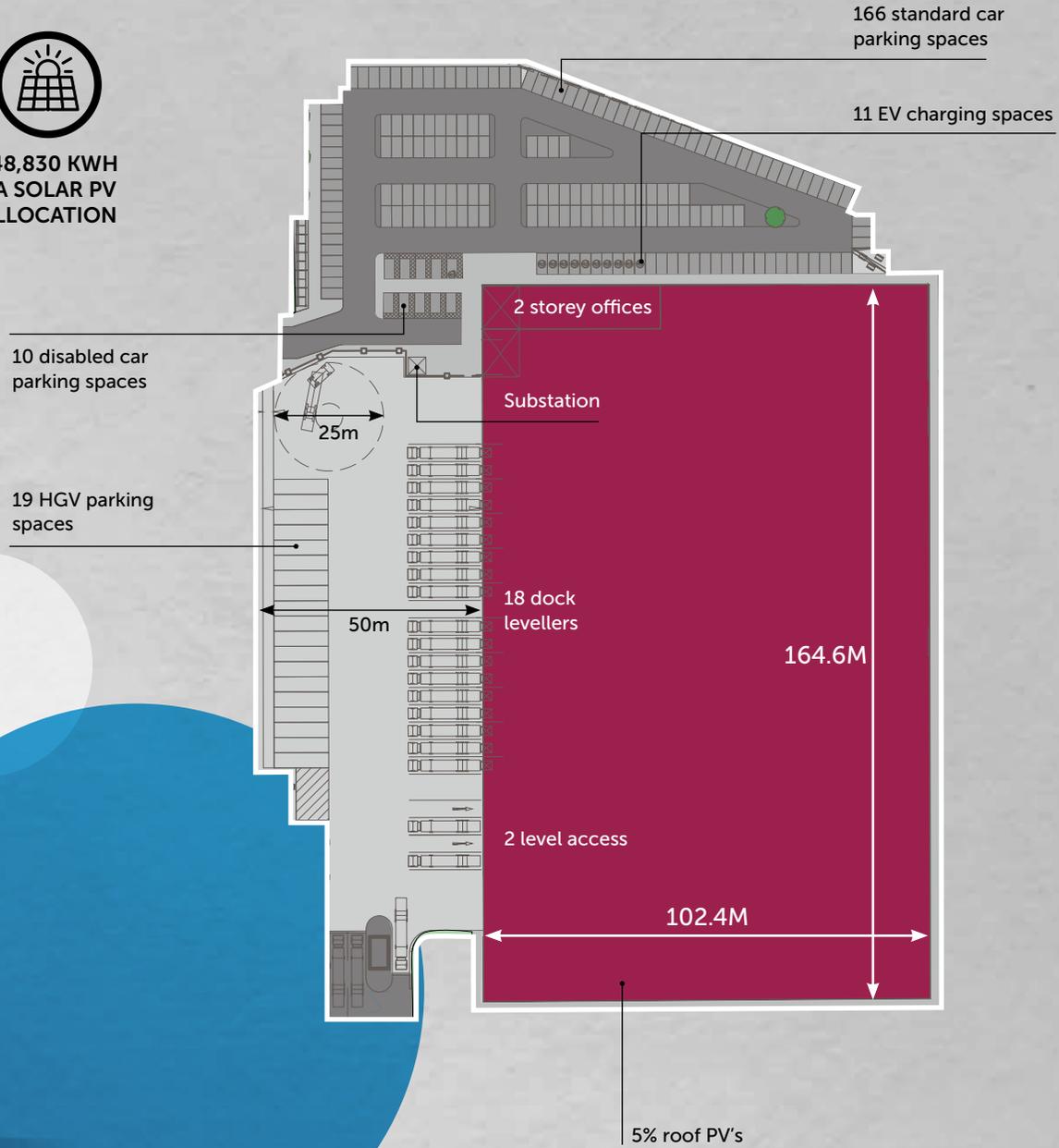
148,830 KWH PA SOLAR PV ALLOCATION

SH190

190,527 SQ FT

Schedule of accommodation (GIA):

SH190	SQ M	SQ FT
GF CORE & WAREHOUSE	16,847.24	181,342
FF & SF OFFICE	853.31	9,185
TOTAL	17,700.55	190,527



Key features:



15M EAVES HEIGHT



50M YARD



7 EV CHARGING SPACES



114 TOTAL CAR PARKING SPACES



12 DOCK LOADING DOORS



900 KVA POWER



106,684 KWH PA SOLAR PV ALLOCATION

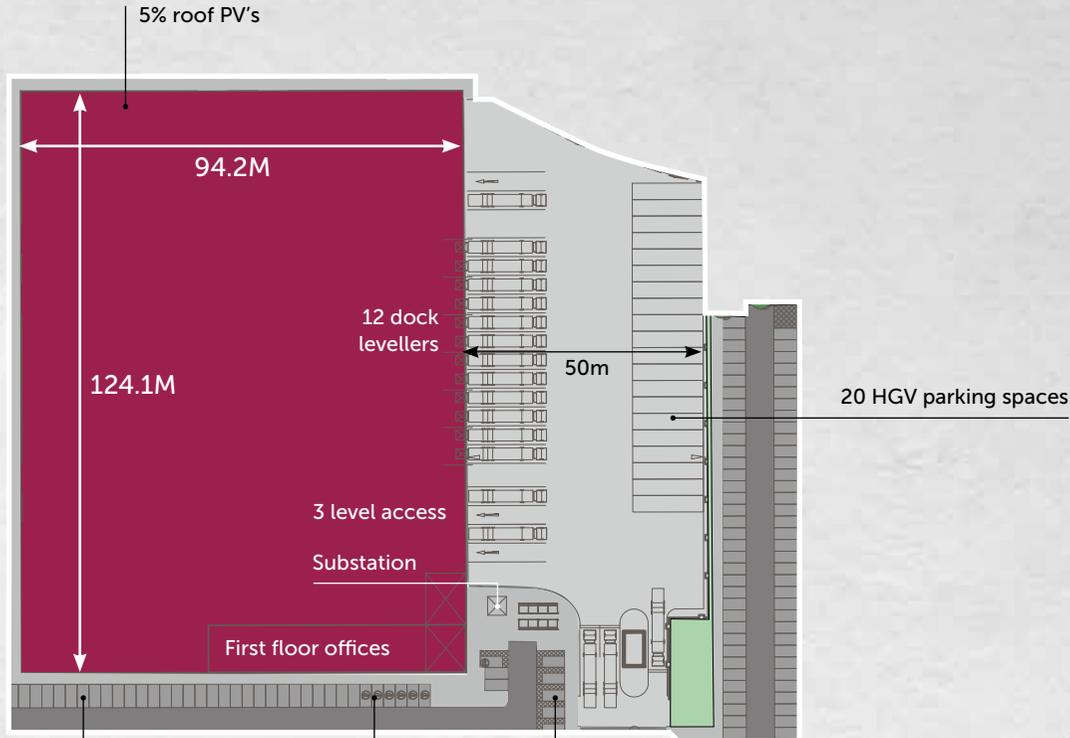
SH131

131,830 SQ FT



Schedule of accommodation (GIA):

SH131	SQ M	SQ FT
GF CORE & WAREHOUSE	11691.24	125,843
FF OFFICE	556.17	5,987
TOTAL	12,247.41	131,830

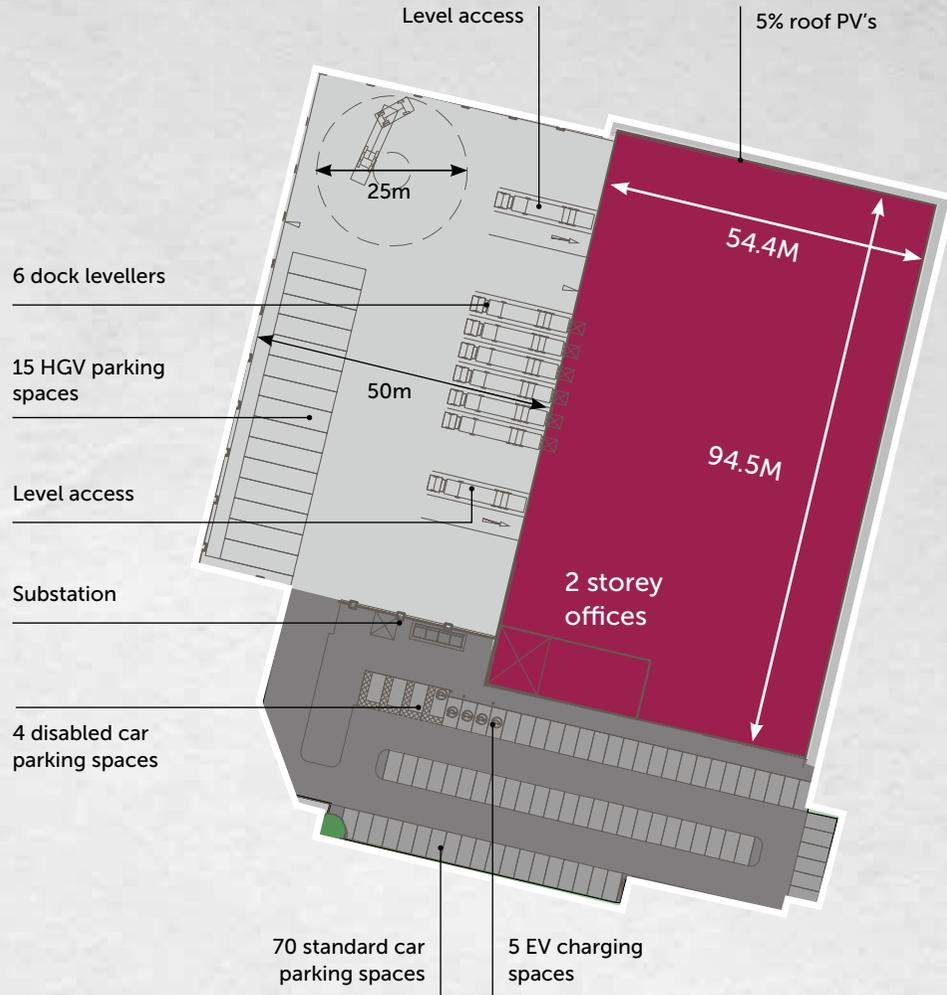


101 standard car parking spaces

7 EV charging spaces

6 disabled car parking spaces

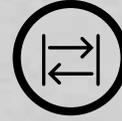




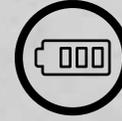
Key features:



12.5M EAVES HEIGHT



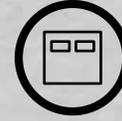
50M YARD



5 EV CHARGING SPACES



79 TOTAL CAR PARKING SPACES



6 DOCK LOADING DOORS



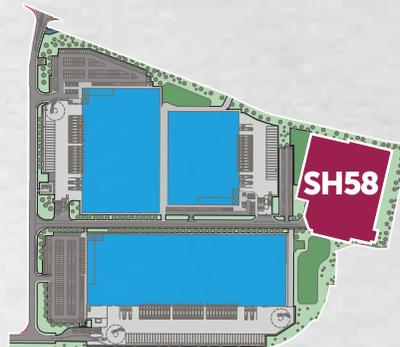
400 KVA POWER



47,785 KWH PA SOLAR PV ALLOCATION

SH58

58,171 SQ FT



Schedule of accommodation (GIA):

SH58	SQ M	SQ FT
GF CORE & WAREHOUSE	5,135.09	55,274
FF OFFICE	269.17	2,897
TOTAL	5,404.26	58,171

Sherburn42 is strategically located for business, with a working age population of over 600,000 within a 30 minute drive time.

Situated adjacent to the established Sherburn Enterprise Park, home to major occupiers including Eddie Stobart, Sainsburys and Clipper Logistics, Sherburn42 is the perfect base for ambitious businesses, established manufacturers and multi-national distributors alike.

OCCUPATION OF POPULATION
WITHIN 30-MIN DRIVETIME:

MANUFACTURING

32,677



WHOLESALE
& RETAIL TRADE

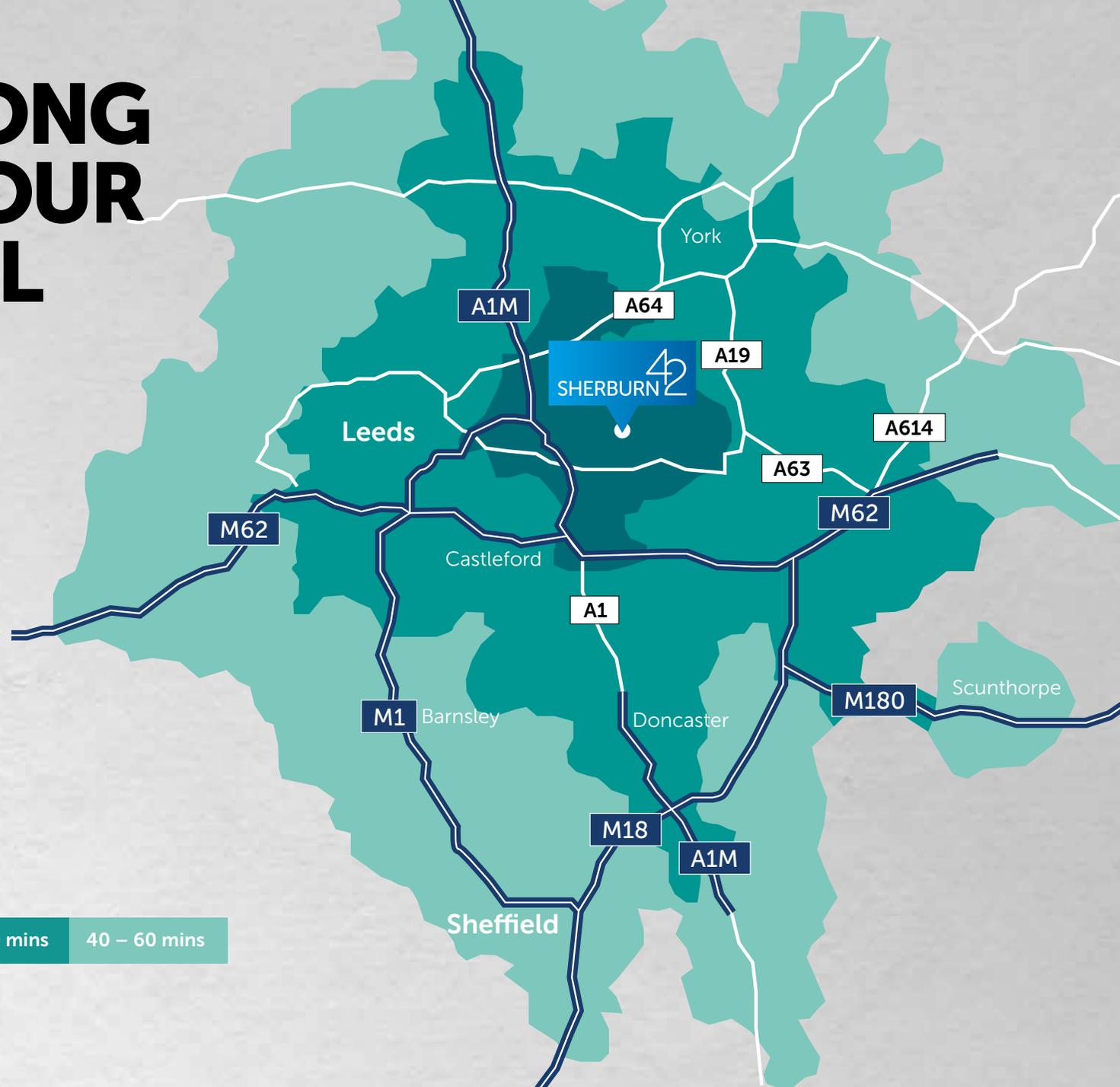
57,378

TRANSPORT
& STORAGE

17,303



+ STRONG LABOUR POOL



Drive times:

0 – 20 mins

20 – 40 mins

40 – 60 mins

+ ENHANCED BUILD SPECIFICATION



The units feature the enhanced Firethorn Trust 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.



80:20

DOCK LOADING / LEVEL ACCESS SPLIT



4MVA

OF TOTAL POWER ACROSS THE WHOLE DEVELOPMENT



50KN/M²

MINIMUM FLOOR LOADING



5% FITTED

OFFICES

AT FIRST FLOOR



GREEN SPACES FOR STAFF

WELLBEING

AS STANDARD

+ OUR COMMITMENT TO SUSTAINABILITY



COST-EFFECTIVE We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Firethorn Trust is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



OPTIMISING THE USE OF NATURAL LIGHT Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



RECYCLED & RECYCLABLE MATERIALS Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



MONITORING ENERGY USAGE Our online energy dashboard can help customers proactively manage their energy consumption.

BREEAM[®]



RATING: EXCELLENT



REDUCING WATER USAGE Rainwater harvesting for use in toilet flushing and other non-potable applications.



EXCEEDING REQUIREMENTS Firethorn Trust is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.





BARNSELY
340,000 SQ FT GRADE-A LOGISTICS UNIT

NORTHAMPTON CROSS
354,000 SQ FT OF PRIME
LOGISTICS SPACE

PETERBOROUGH SOUTH
THREE NEW WAREHOUSE / LOGISTICS UNITS
FROM 94,225 TO 240,830 SQ FT

+ WE INVEST, DEVELOP & DELIVER

Firethorn Trust deliver logistics warehousing spaces across the UK to enable businesses to connect quickly and easily with their customers.

We also search out development opportunities in other commercial sectors where we know our expertise can maximise potential.

As we invest, develop and deliver, we remain true to our core values of being progressive in our thinking, decisive in our actions and committed to high standards.



ASCENT LOGISTICS PARK
14,140 TO 123,490 SQ FT
WAREHOUSE / INDUSTRIAL UNITS



LINK LOGISTICS PARK
TWO NEW WAREHOUSE / LOGISTICS UNITS OF
654,225 SQ FT AND 107,506 SQ FT





RAIL FREIGHT

SHERBURN 42
FIRETHORN WAY
SHERBURN-IN-ELMET
LEEDS · LS25 6RH



From Sherburn42, 1.1 million potential customers can be reached within a 30 mile radius, with high-speed links to Junction 42

of the A1(M) creating drivetimes of less than an hour to major locations, including Leeds, York and Hull.



LS25 6RH



BOOKCASES.SHORTCUTS.DIARY

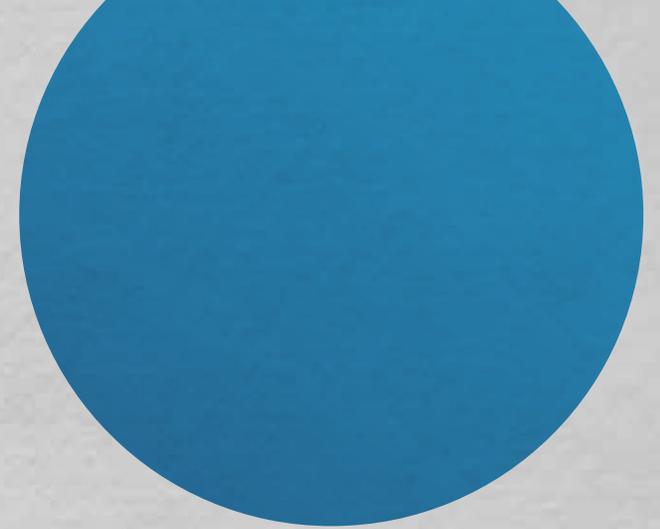
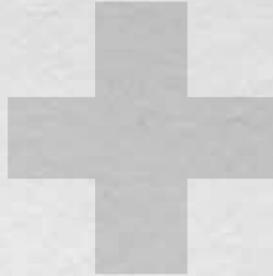


UNDER 6 MILES
TO J42 A1(M)

TRAVEL TIME

Sherburn Rail Freight Terminal	2.1 miles	6 mins
J42 A1M	5.2 miles	9 mins
J47 M1	7.6 miles	14 mins
J32 M62	9.5 miles	14 mins
Leeds	16 miles	28 mins
York	16 miles	26 mins
Doncaster	44 miles	53 mins
Hull	53 miles	54 mins
Manchester	62 miles	1hr 26 mins
Liverpool	90 miles	2hr 7 mins
Newcastle	99 miles	1hr 45 mins
Birmingham	114 miles	2hr 10 mins
London	191 miles	3hr 45 mins
York via train from Sherburn		30 mins

+ LOCATION



FirethornTRUST 

JAMES SANDERS
ASSET MANAGER
07860 752 602
jsanders@firethorntrust.com

Firethorn Trust
265 Tottenham Court Road,
London,
W1T 7RQ

For further information:



Simon Hill
0773 648 0041
simon.hill@colliers.com

Robert Whatmuff
0770 339 3145
robert.whatmuff@colliers.com



Scott Morrison
0752 617 5979
smorrison@lsh.co.uk

Richard Meering
0753 888 1997
rmeering@lsh.co.uk



Josh Holmes
0798 444 4972
joshholmes@cartertowler.co.uk

Ian Greenwood
0796 130 6299
iangreenwood@cartertowler.co.uk

SHERBURN42.CO.UK

BY FirethornTRUST 



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