



**GASCOIGNE
INTERCHANGE**

GRADE A INDUSTRIAL AND LOGISTICS SPACE

SINGLE FOOTPRINT UP TO 1,000,000 SQ FT

TO LET/FOR SALE

- DIRECT ACCESS TO RAIL SIDINGS WITH 
- GLOBAL FREIGHT CONNECTIONS
- LARGE POWER SUPPLY AVAILABLE 
- BESPOKE BUILD TO SUIT OPPORTUNITIES 

Gascoigne Interchange
Sherburn in Elmet, nr. Leeds, Yorkshire LS25 6JE

/// WEDDING.CASSETTES.WEBCAMS

Harworth

Yorkshire's newest logistics space with rail freight connectivity

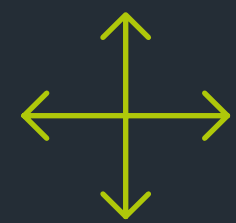
The optimal platform for business growth

Gascoigne Interchange is a brand-new rail connected industrial and logistics site, just 30-minutes east of Leeds, with planning permission for B2 and B8 uses already secured.

This 90 acre brownfield site is located to the east of Sherburn in Elmet and is accessed from J42 of the A1(M) to the east of Leeds. This location provides excellent connections to the regional and national motorway network.

This major brownfield development has retained its main line access points and onward connections to the strategic rail and road networks and has ample capacity for development. The site is suitably located between major deep sea ports to the south and short sea ports to the north, west and east.

Current nearby occupiers include Debenhams, Kingspan, Eddie Stobart, GXO and Sainsbury's.



Build to suit opportunities
from 57,000 sq ft
up to 1m sq ft



Direct rail connections
to strategic
international
freight network



A1 J42
within 10
minutes

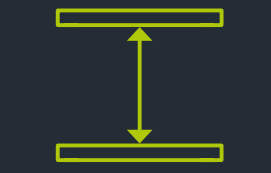


Indicative master plan

Accommodation	sq ft	sq m
Unit 1	132,000	12,263.2
Unit 2	187,000	17,372.9
Unit 3	1,045,000	97,083.8
Unit 4	55,000	5,109.7
Unit 5	22,000	2,043.9
Unit 6	27,500	2,554.8

UP TO 1M SQ FT FLOOR PLATE POSSIBLE

FLEXIBLE OPTIONS TO SUIT



Max height: 22m to ridge



14 MVA available power



Flexible EV charging options



Target BREEAM rating of 'Excellent'

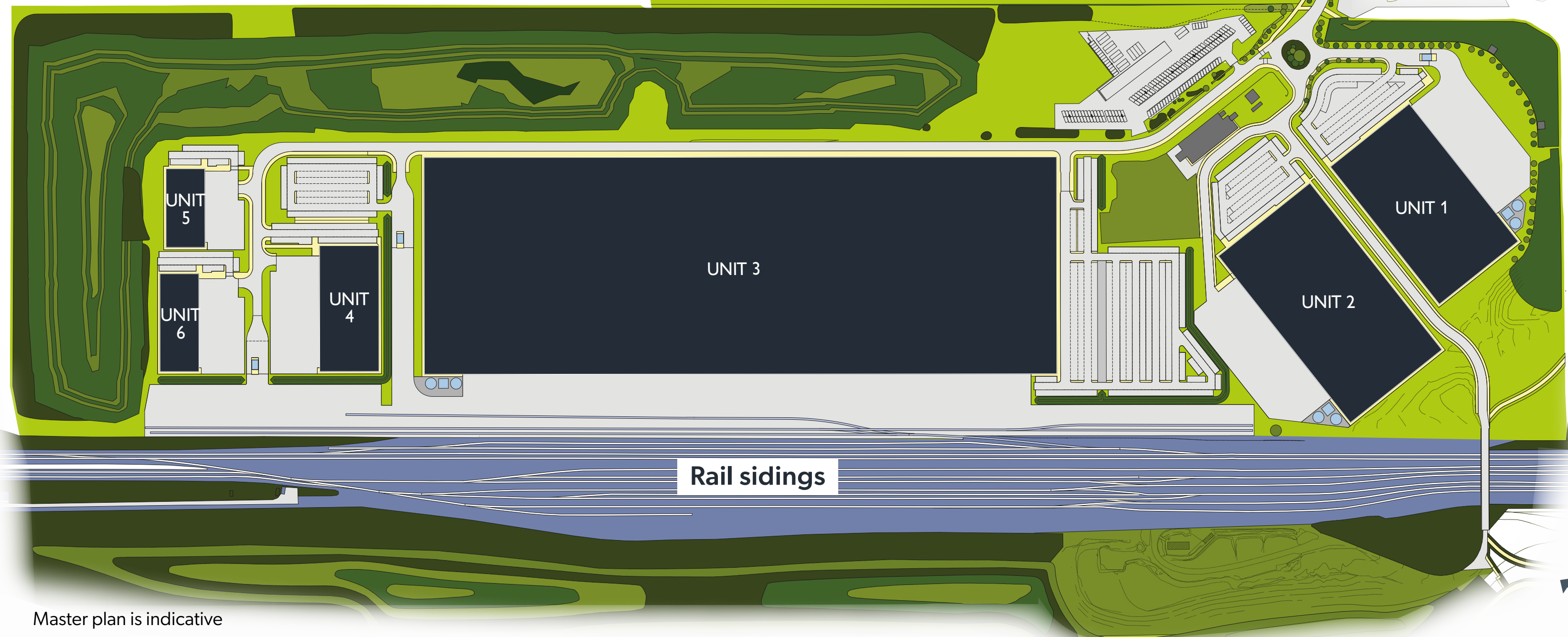


Target EPC Rating of 'A'



Proposed foot / cycle path

Access road



Rail sidings

Proposed foot / cycle path

Master plan is indicative

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For further information:



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HGV drive times

- 1 hour
- 2 hours
- 4 hours

Source: drivetimemaps.co.uk



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