

On-site Now  
Completion Feb 2019



Cross Green Way - Leeds

LS9 0SE

**TO LET**

2 BRAND NEW INDUSTRIAL/  
WAREHOUSE UNITS

**55,000 & 62,500 sq ft**

[www.towngatelink.co.uk](http://www.towngatelink.co.uk)



TL1



ON SITE NOW - COMPLETION FEBRUARY 2019

TL2





Welcome to...



**towngate link**

Cross Green Way - Leeds

**LS9 OSE**

**TO LET**

**2 BRAND NEW INDUSTRIAL/  
WAREHOUSE UNITS**

**55,000 & 62,500 sq ft**

5,110 & 5806 sq m



Construction taking place on TL1 (Phase 1) - Sept 2018

# TIMELINE OF WORKS - PHASE 1

**June 2018**  
Phase 1 Commences



**September 2018**  
TL1 Steelwork Complete



**October 2018**  
TL2 Steelwork Complete  
TL1 & TL2 Waterproofing Complete



**November 2018**  
TL1 Roof & Wall Cladding Complete  
Car Park & Service Yard Complete



**December 2018**  
TL2 Roof & Wall Cladding Complete



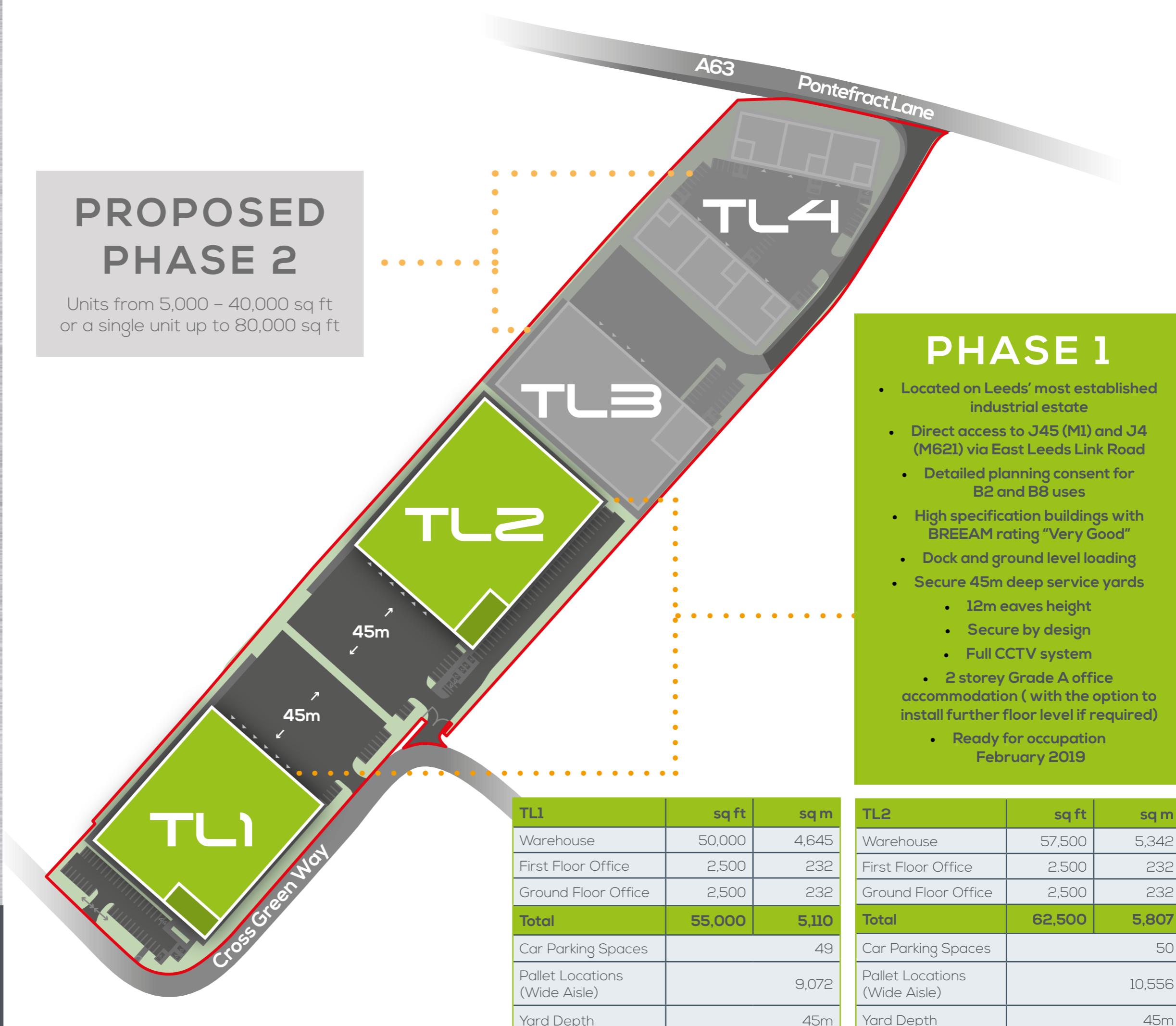
**February 2019**  
TL1 & TL2 External Works Complete

## TERMS

The properties are available on new full repairing lease terms. For further information, please contact the joint letting agents.

# PROPOSED PHASE 2

Units from 5,000 – 40,000 sq ft or a single unit up to 80,000 sq ft



# PHASE 1

- Located on Leeds' most established industrial estate
- Direct access to J45 (M1) and J4 (M621) via East Leeds Link Road
- Detailed planning consent for B2 and B8 uses
- High specification buildings with BREEAM rating "Very Good"
- Dock and ground level loading
- Secure 45m deep service yards
  - 12m eaves height
  - Secure by design
  - Full CCTV system
  - 2 storey Grade A office accommodation ( with the option to install further floor level if required)
- Ready for occupation February 2019

| TL1                           | sq ft         | sq m         |
|-------------------------------|---------------|--------------|
| Warehouse                     | 50,000        | 4,645        |
| First Floor Office            | 2,500         | 232          |
| Ground Floor Office           | 2,500         | 232          |
| <b>Total</b>                  | <b>55,000</b> | <b>5,110</b> |
| Car Parking Spaces            |               | 49           |
| Pallet Locations (Wide Aisle) |               | 9,072        |
| Yard Depth                    |               | 45m          |

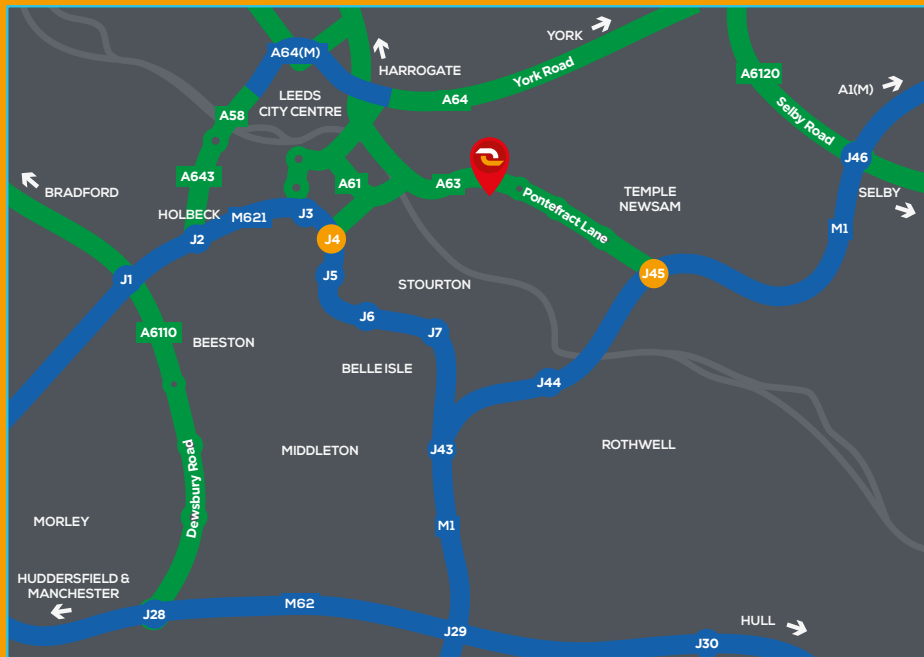
| TL2                           | sq ft         | sq m         |
|-------------------------------|---------------|--------------|
| Warehouse                     | 57,500        | 5,342        |
| First Floor Office            | 2,500         | 232          |
| Ground Floor Office           | 2,500         | 232          |
| <b>Total</b>                  | <b>62,500</b> | <b>5,807</b> |
| Car Parking Spaces            |               | 50           |
| Pallet Locations (Wide Aisle) |               | 10,556       |
| Yard Depth                    |               | 45m          |





## BY ROAD

| Destination                          | Distance (Miles) |
|--------------------------------------|------------------|
| Leeds City Centre                    | 3                |
| Leeds Bradford International Airport | 11               |
| Doncaster                            | 33               |
| Sheffield                            | 34               |
| Manchester                           | 45               |
| Hull                                 | 60               |
| Newcastle                            | 100              |
| Birmingham                           | 118              |
| London                               | 195              |



**J45**  
(M1)

2 miles  
5 mins

**M62**

8 miles  
14 mins

**J4**  
(M621)

3 miles  
7 mins

**A1**

19 miles  
22 mins

## FOR FURTHER INFORMATION

**TOWNGATE PLC**  
01484 715 635  
www.towngate.plc.uk

**Knight Frank**  
0113 246 1533  
KnightFrank.co.uk

**GentVisick.com**  
0113 245 6000

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