



S2 NORTH

SHERBURN2

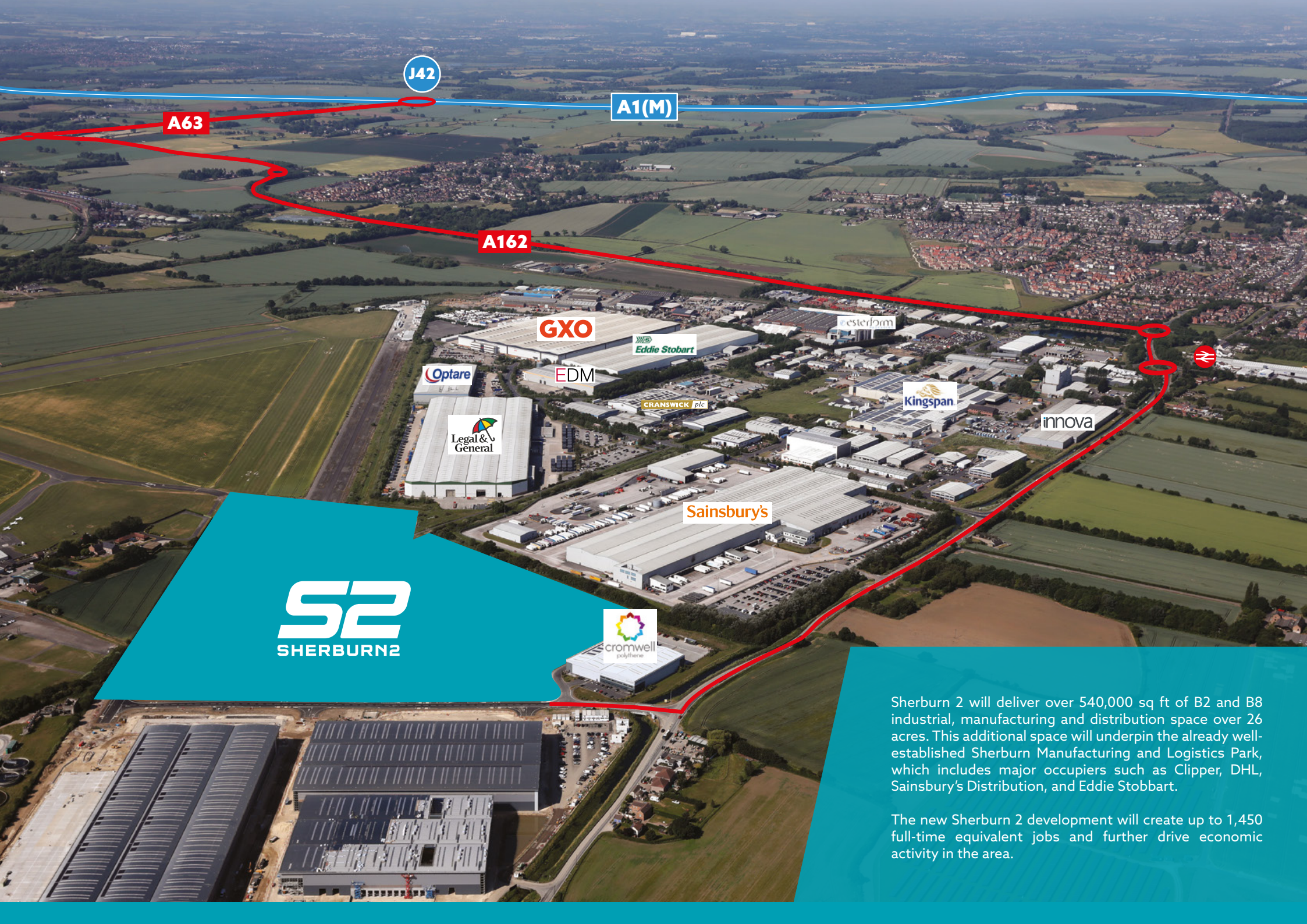
JCT 42 A1(M) • SHERBURN IN ELMET • LS25 6JG

www.sherburn2.co.uk

**Speculative Industrial /
Warehouse Development**
To Let

13,000 - 48,330 sq ft
(1,208 - 4,490 sq m)

- ✓ Detailed planning submitted
- ✓ Construction due to start Q1 2024



J42

A1(M)

A63

A162

GXO

Eddie Stobart

Optare

EDM

CRANSWICK plc

Kingspan

Legal & General

innova

Sainsbury's

cronwell polythene

S2
SHERBURN2

Sherburn 2 will deliver over 540,000 sq ft of B2 and B8 industrial, manufacturing and distribution space over 26 acres. This additional space will underpin the already well-established Sherburn Manufacturing and Logistics Park, which includes major occupiers such as Clipper, DHL, Sainsbury's Distribution, and Eddie Stobart.

The new Sherburn 2 development will create up to 1,450 full-time equivalent jobs and further drive economic activity in the area.

POST CODE
LS25 6JG

/// cocoons.hazelnuts.prongs



S2 NORTH

SHERBURN2

Established Location

Sherburn 2 North is situated in an excellent location for logistics and manufacturing companies. Located within a very well established and expanding industrial estate in Yorkshire, Sherburn 2 North offers unrivalled access to Junction 42 of the A1(M) which in turn connects to the M1 and the M62. Leeds, York, Doncaster, Hull as well as the East Coastal towns are all in easy reach.

Sherburn-in-Elmet is a growing market town with several emerging housing developments which will further boost the local population and add to the existing skilled workforce catchment.



Suitable Skills and Sectors in the Local Area



8,000 manufacturing workers within Selby District (22.9% Vs 7.6% UK)



3,500 transport and storage workers within Selby District (10.0% Vs 5.1% UK)

Sherburn 2 North offers four detached units, constructed to the highest of standards providing quality warehouse or manufacturing accommodation built to an institutional specification. The units will offer occupiers, sustainable and efficient space to enable their businesses to flourish in an established and sought after location.

Speculative Industrial / Warehouse Development

To Let

13,000 - 48,330 sq ft
(1,208 - 4,490 sq m)



Accommodation

Unit	Unit Size	Inclusive of Offices Sq Ft	Total
North 2	24,000 sq ft	2,400 sq ft	24,000 sq ft
North 4	13,000 sq ft	650 sq ft	13,000 sq ft
North 5	46,000 sq ft	2,330 sq ft	48,330 sq ft
North 6	35,000 sq ft	1,760 sq ft	36,760 sq ft

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SHERBURN2

NORTH 6

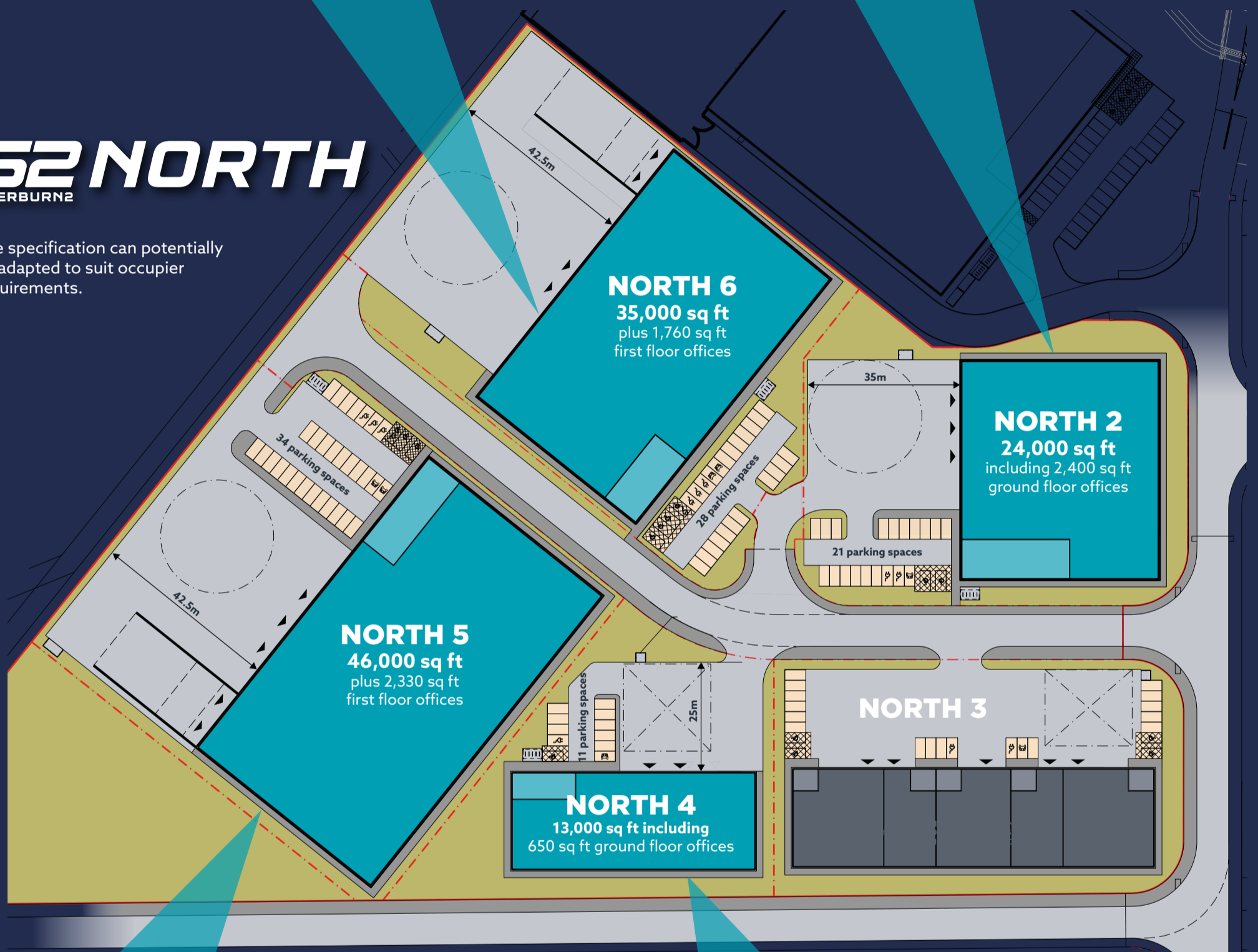
Haunch Height	10m
Roof Lights	12%
Floor Loading	50kN/m2
Loading Doors	2x ground level, 2x dock levellers
Power	101 KVA
Total Site Area	2.00 acres
Passenger Lift	8 person
Shower Facilities	✓

NORTH 2

Haunch Height	8m
Roof Lights	12%
Floor Loading	50kN/m2
Loading Doors	3x ground level
Power	67 KVA
Total Site Area	1.35 acres
Shower Facilities	✓

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The specification can potentially be adapted to suit occupier requirements.













NORTH 5

Haunch Height	10m
Roof Lights	12%
Floor Loading	50kN/m2
Loading Doors	3x ground level, 2x dock levellers
Power	144 KVA
Total Site Area	2.27 acres
Passenger Lift	8 person
Shower Facilities	✓

NORTH 4

Haunch Height	6m
Roof Lights	12%
Floor Loading	37.5kN/m2
Loading Doors	2x ground level
Power	70 KVA
Total Site Area	0.75 acres

ESG specification includes:

- 
Target BREEAM Excellent
- 
Target EPC A
- 
EV charging
- 
Automatic PIR LED lighting
- 
Air source heat pump
- 
Optional PV / battery storage
- 
Optional rainwater harvesting
- 
Dedicated picnic areas
- 
Cycle storage
- 
2km circular cycle/walking path



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BREEAM & EPC

BREEAM Excellent and an EPC rating A are targeted throughout the development.

Planning

E(g) (formerly B1c), B2, B8 uses.

Contacts

For further information, please contact the joint agents:

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Terms

The units are available by way of new full repairing and insuring leases to be agreed. Further details are available upon request.

Service Charge

A service charge will be payable to cover the maintenance of the common parts. Please refer to the agents for more information.

VAT & Legal Costs

VAT will be charged where applicable. Each party to be responsible for their own legal costs incurred in the transaction.



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