

aviator 140

HURRICANE WAY ■ SHERBURN IN ELMET ■ LS25 6PT

CANMOOR



Modern Industrial / Warehouse Premises 137,947 sq ft (12,815.7 sq m) **TO LET**

- Immediately available
- Direct access to A1(M) & M62
- 14 dock & 3 level access doors
- 13m clear internal height
- Suitable for B2 / B8 use
- 70% of the UK's population within a 4 hour drive

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IN GOOD COMPANY

Aviator 140 is located within Sherburn Enterprise Park, an established logistics and manufacturing location home to leading occupiers including Sainsbury's, Kuehne+Nagel, GXO, Great Bear, Cranswick and Kingspan. The park offers a proven setting for large-scale distribution and production operations, benefiting from a strong regional workforce and excellent connectivity across Yorkshire and the wider UK.

SHERBURN IN ELMET

ACCOMMODATION

Approx GIA

UNIT	SQ M	SQ FT
Warehouse	12,208.4	131,410
First Floor Office	303.6	3,268
Second Floor Office	303.7	3,269
Total	12,815.7	137,947



14 DOCK
LEVEL DOORS



3 LEVEL
ACCESS DOORS



45M YARD
DEPTH



13M EAVES
HEIGHT



1.5 MVA
POWER SUPPLY



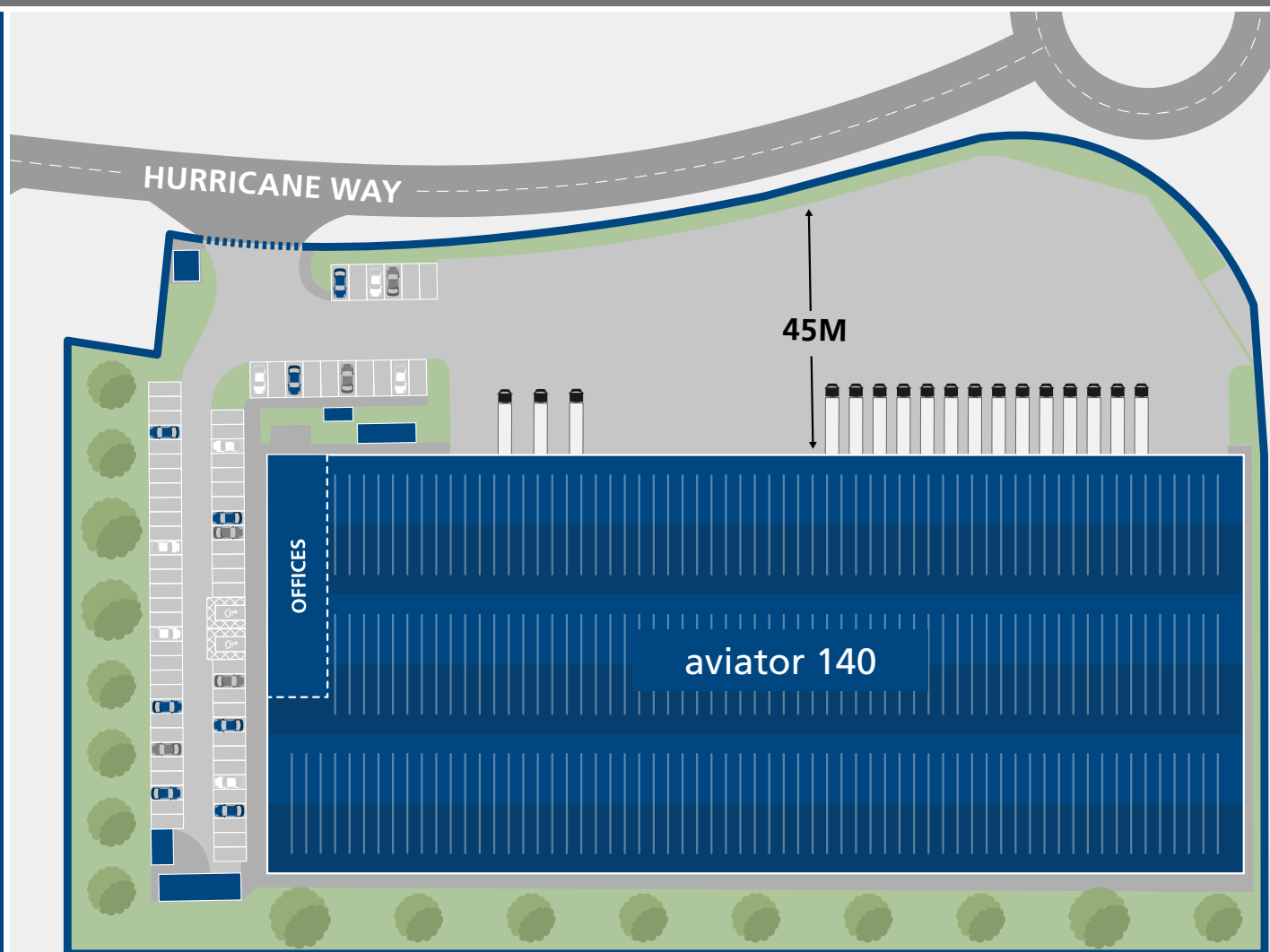
EPC
RATING 'B'



75 CAR
PARKING SPACES



50KN/M2
FLOOR LOADING







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LOCATION

Aviator 140 occupies a prime position within Sherburn Enterprise Park, just off Hurricane Way. The site benefits from immediate access to the A162, linking directly to the A1(M) and M62, providing fast routes to Leeds, York and Doncaster.

TOWNS/CITIES

Sherburn-in-Elmet	1 mile
Leeds	14 miles
Birmingham	105 miles
Central London	190 miles

ROAD

A63	3.2 miles
A1(M) Junction 42	5 miles
M1	8.6 miles

AIRPORTS

Leeds Bradford Airport	24 miles
Manchester Airport	73 miles
Birmingham Airport	111 miles

Source: Google Maps

DEMOGRAPHICS



9.8% of local employee jobs are in manufacturing, transport and storage.



Full-time gross weekly pay is about 3% lower than the national average.

809,479

Population of 809,479 within Leeds local authority area.



30% of local population have Level 4 qualifications and above.

Source: Nomis



FURTHER INFORMATION

For further information please contact:

PLANNING

Use Classes B2 / B8.



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