

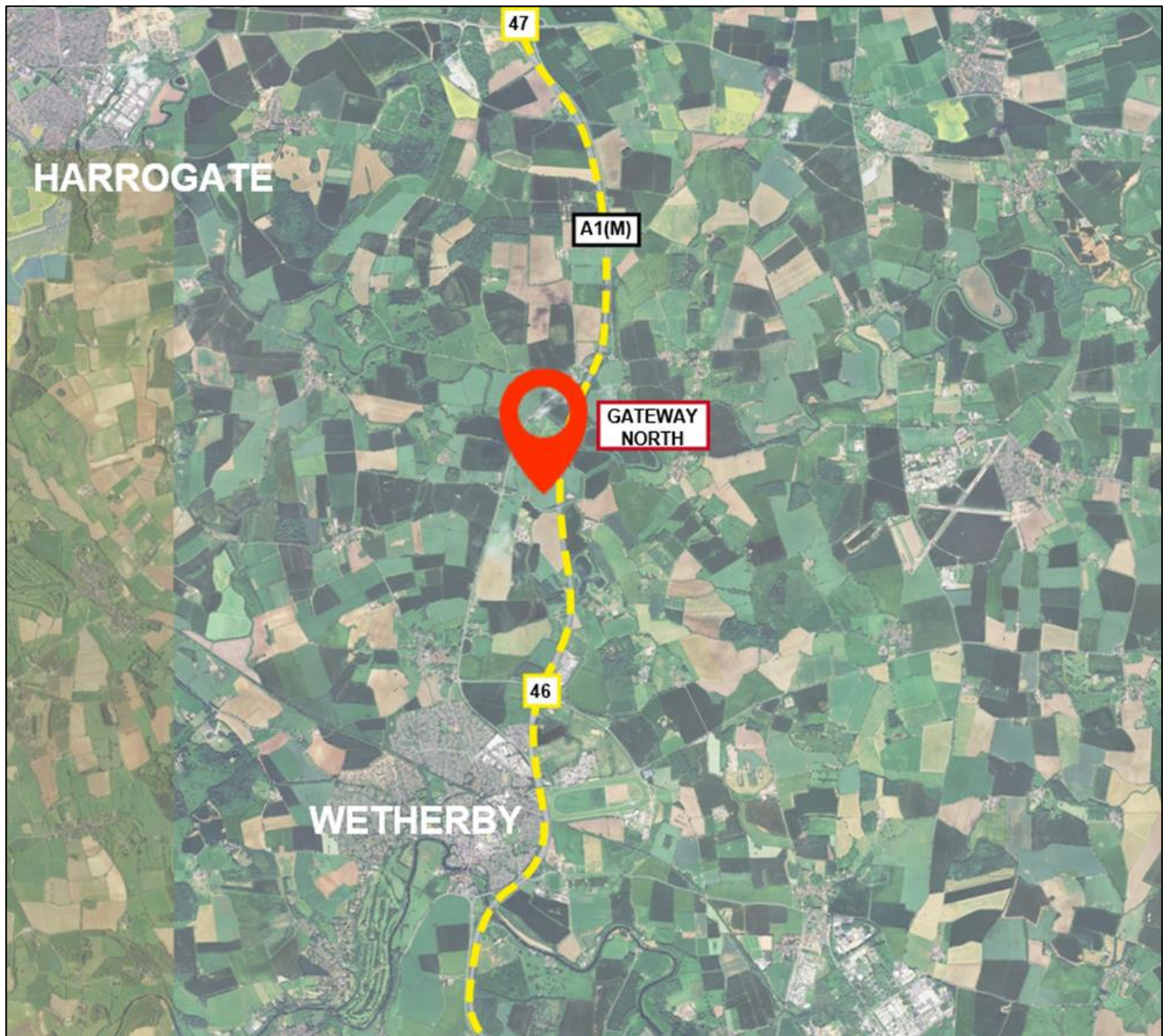
NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT

100 acres

150,000 sq ft – 1 million sq ft

B2 / B8 Uses

GATEWAY NORTH, J46 / J47 A1(M), YORKSHIRE,
LS22 5HR



LOCATION

Gateway North is located between Junction 46 and 47 of the A1(M) immediately to the north of the market town of Wetherby, on the West Yorkshire and North Yorkshire border. Leeds City Centre is approximately 15 miles to the south west, Harrogate is 8 miles to the west and the City of York is 14 miles to the east.

Junction 46 A1(M) is around 1.9 miles to the south of the site. The A1(M) is the primary route from London to Newcastle and Edinburgh. The intersection with the M1 motorway is approximately 9 miles further south and the M62, the main east-west route, is around 11 miles beyond.

DESCRIPTION

Gateway North comprises a greenfield site extending to around 100 acres. It is relatively regular in shape and is gently sloping but can accommodate any requirement from 150,000 sq ft up to the largest requirements of 1 million sq ft, or potentially more.

PLANNING

Gateway North is currently unallocated but is being promoted through the North Yorkshire Development Plan review. It is anticipated that the site will benefit from an allocation for employment uses within the next 18 months.

TERMS

Units are available on a build to suit basis on freehold or leasehold terms.

FURTHER INFORMATION

For further information, please contact the retained marketing agents:

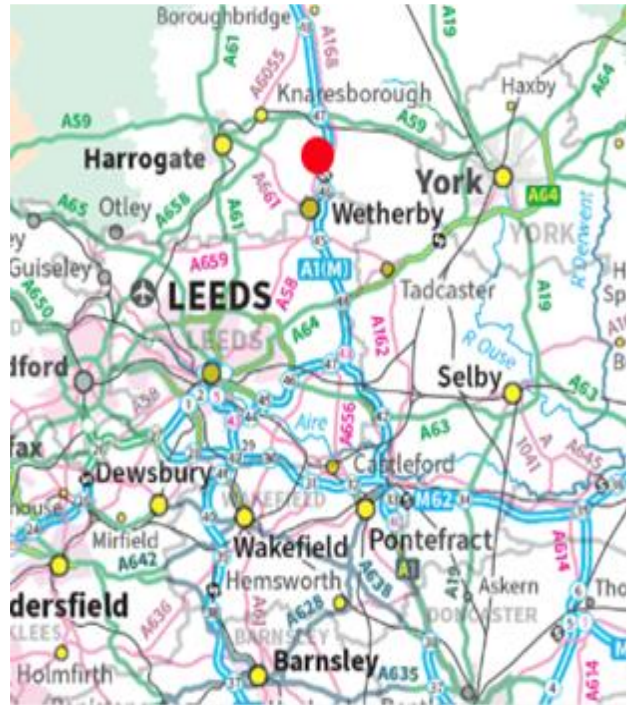
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