

Sherburn 550

TO LET

556, 598 SQ FT
STRATEGICALLY LOCATED
INDUSTRIAL WAREHOUSE

UNIT 1 HURRICANE WAY | SHERBURN IN ELMET | LS25 6PT

LARGEST

AVAILABLE WAREHOUSE IN YORKSHIRE

TO LET

556, 598 SQ FT
STRATEGICALLY LOCATED
INDUSTRIAL WAREHOUSE



Please click on the logos to access location

SHERBURN 550

Sherburn 550 is located within the Sherburn Distribution Park which is accessed via Junction 42 of the A1(M), approximately 3.5 miles away via the A63 and A162. The town of Sherburn in Elmet is some 1.7 miles to the west of the building.

The business park is well established and home to notable national occupiers such as Sainsbury's, Clipper Logistics, Eddie Stobart and Kingspan.

A63

30 miles



Leeds Bradford
Yorkshire's Airport

A1 / J42 5 mins

Optare

LEEDS

Eddie Stobart

Kingspan.

innova

Sainsbury's

SHERBURN IN
ELMET

A162

B1222



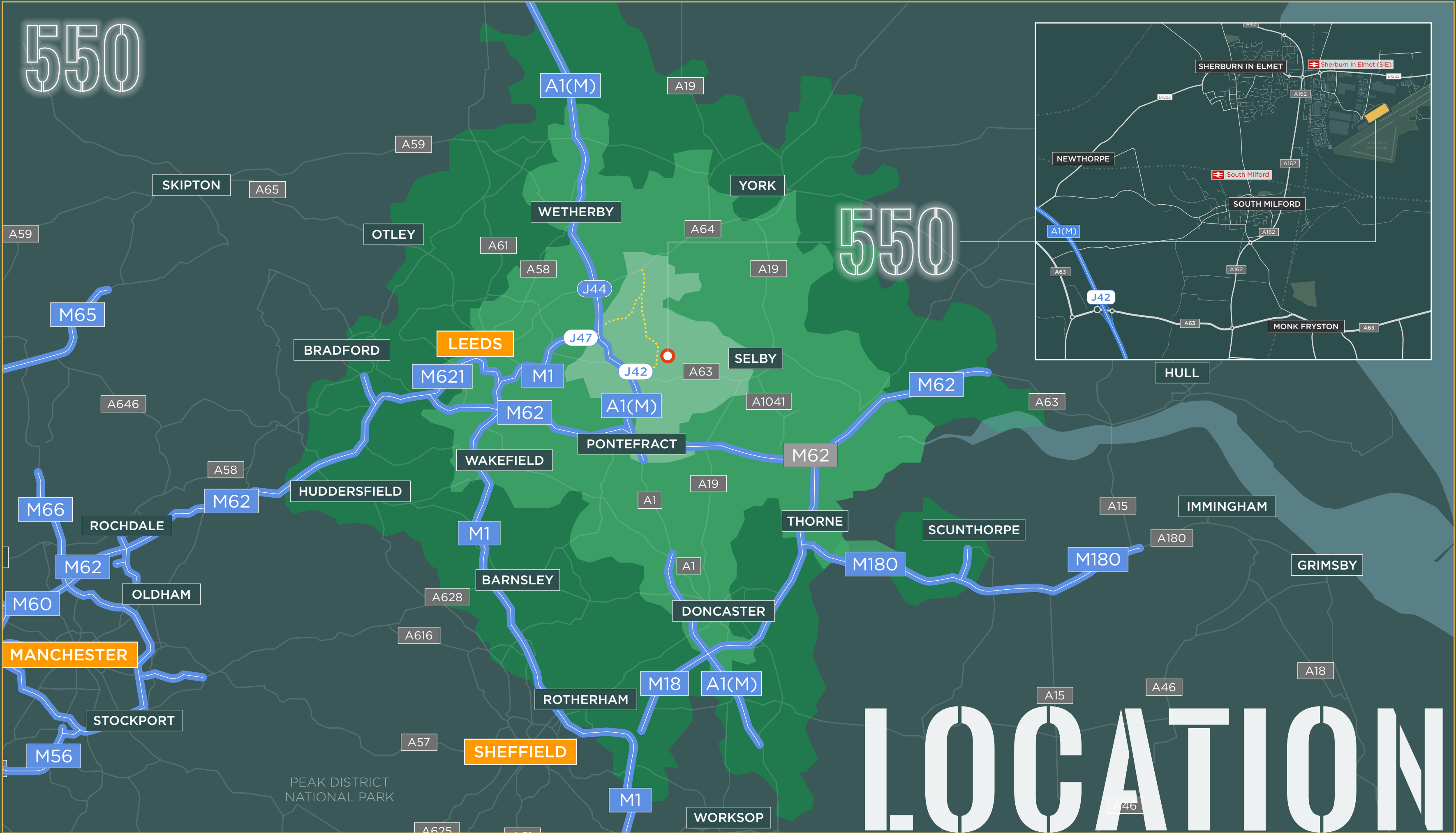
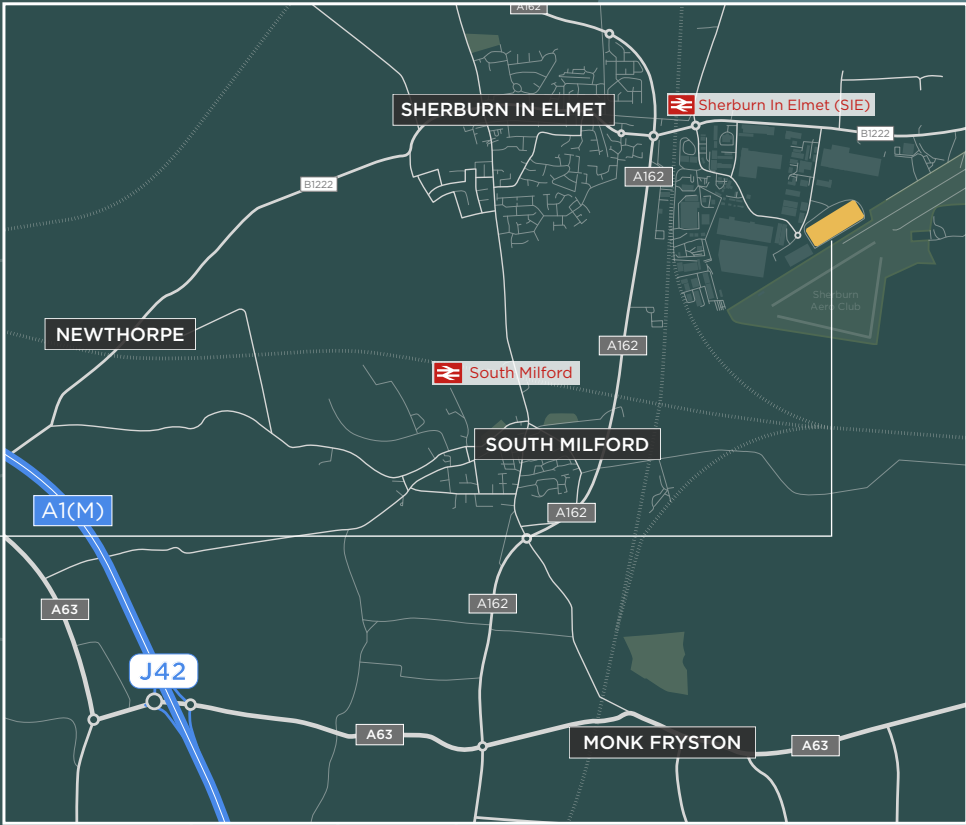
PORT

Hull - 45 miles | Immingham - 67 miles

SHERBURN-IN-
ELMET (SIE)

550

550



550



DRIVE TIME	MILES	TIME
Leeds	16 miles	28 mins
York	20 miles	26 mins
Hull	53 miles	54 mins
Manchester	62 miles	1 hr 26 mins
Liverpool	90 miles	2 hr 7 mins
Newcastle	99 miles	1 hr 45 mins
Birmingham	114 miles	2 hr 10 mins
London	191 miles	3hr 45 mins



DRIVE TIME	MILES	TIME
Yorkshire Rail Hub	17 miles	26 mins
Immingham Port	67 miles	1hr 10 mins
Hull Port	45 miles	1hr 15 mins



DRIVE TIME	MILES	TIME
Leeds Bradford Airport	30 miles	40 mins

LOCAL MARKET (10-MILES)

DONCASTER

LEEDS

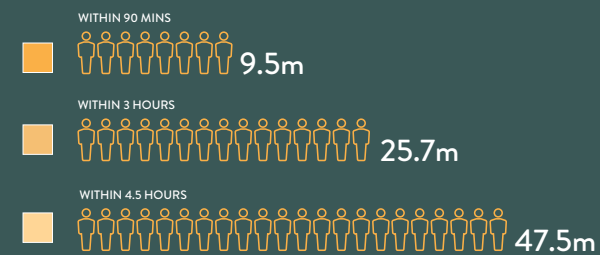
YORKSHIRE & THE HUMBER

UK

WAREHOUSE OPERATIVE SALARY

- Average Salary - £21,725 per annum*
- 4% below national average
- 3% below Yorkshire & Humber
- 7.2% below Leeds

*Based on average salary for warehouse worker within 10 mile radius of the property
(Source Adzuna)



EMPLOYMENT BY SECTOR

	SELBY	GREAT BRITAIN
Manufacturing	23.5%	7.9%
Energy	4.4%	0.5%
Construction	6.6%	4.8%
Transportation & Storage	8.8%	5.1%

Source: Selby Council



126,7733

Total Appropriately Skilled
(45 mins travel)



5.3%

Population Rise
The population in the local catchment area is expected to rise by 5.3% over the next 10 years.



57,208 (2.6%)

Total Unemployed
(45 mins travel)



91,700

Selby District Population (2020)
growing approx. 1% pa for the past 20 years and the highest predicted population growth in North Yorkshire (another 14.6% by 2039)



2,176,738

Total of Working Age
(45 mins travel)



56,000


Selby District
Working age population


Source: Selby Council


DEMOGRAPHICS


550 SPECIFICATION


Sherburn 550 provides a modern industrial / distribution facility - The current fit-out is being removed. The property will provide the following specification:


- 


56 DOCK LEVEL LOADING DOORS
- 


7 GROUND LEVEL LOADING DOORS
(Including 3 X Oversized Doors)
- 


SECURE YARDS TO 3 ELEVATIONS
WITH UP TO 52M DEPTH
- 

313 DESIGNATED CAR PARKING SPACES
- 


15M HAUNCH HEIGHT
16.2M EAVES HEIGHT
- 

APPROXIMATELY 10% TRANSLUCENT ROOF LIGHTS
- 


CONCRETE WAREHOUSE FLOOR 65 kN m2 (Subject to Verification)
- 

96 BIDDLE HOT WATER AIR SYSTEM HEATERS
- 

PERIMETER FENCING WITH BARRIER ENTRANCE & GATEHOUSE

- 

UP TO 1750 KVA POWER CURRENTLY AVAILABLE
(Subject to Verification)
- 

SUSPENDED LED WAREHOUSE LIGHTING
- 

2X3 STOREY OFFICE BLOCKS
- 

360° HGV CIRCULATION

From measurements taken on site we understand that the premises extend to the following GIA:

DESCRIPTION	SQ FT	SQ M	SUB-TOTALS (SQ FT)
Warehouse	542,118.25	50,364.48	542,118.25
Block A Offices – Ground Floor	1,789.93	166.29	
Block A Offices – First Floor	1,789.93	166.29	
Block A Offices – Second Floor	1,789.93	166.29	5,369.79
Block B Offices – Ground Floor	3,036.65	282.11	
Block B Offices – First Floor	3,036.65	282.11	
Block B Offices – Second Floor	3,036.65	282.11	9,109.94
TOTAL GIA	556,598	51,709.7	
Mezzanine Floor	12,996	1,207.4	



SHERBURN 550

 **Knight
Frank**
0114 272 9750
0113 246 1533
020 7629 8171
knightfrank.co.uk

TENURE

The property is available to let.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

SERVICES

There is connection to all mains services. We understand that there is 1750 kva power supply (subject to verification).

ANTI-MONEY LAUNDERING

An incoming occupier will be required to satisfy all AML approvals.

EPC

C-58.

BUSINESS RATES

According to the VO website, the property has a current Rateable Value of £1,760,000.

PLANNING

We understand that the premises have planning consent for B2/B8 use with associated B1 office space.



Rebecca Schofield

+44 (0) 7776 172 123

Rebecca.Schofield@knightfrank.com

Iain McPhail

+44 (0) 7962 360 297

Iain.McPhail@knightfrank.com

Charles Binks

+44 (0) 7793 441 911

Charles.Binks@knightfrank.com

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