



Pontefract Lane - Leeds

**LS9 0RA**

**TO LET - PHASE 2**

**2 Brand New Industrial/Warehouse Units  
15,000 & 55,000 sq ft**

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

Welcome to the next phase...



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TO LET

## 2 Brand New Industrial/Warehouse Units

15,000 & 55,000 sq ft



Direct access to  
J45, M1 & J4, M621  
(via East Leeds Link Road)



At Leeds'  
most established  
industrial estate



High specification  
buildings, with  
BREEAM rating  
'Very Good'



Phase 1 pre-let to  
London City Bond  
and Beerhawk

TL3



## TIMELINE OF WORKS - PHASE 2

**June 2019**

TL3 works commence on site



**September 2019**

TL5 works commence on site



**January 2020**

TL3 complete



**April 2020**

TL5 complete

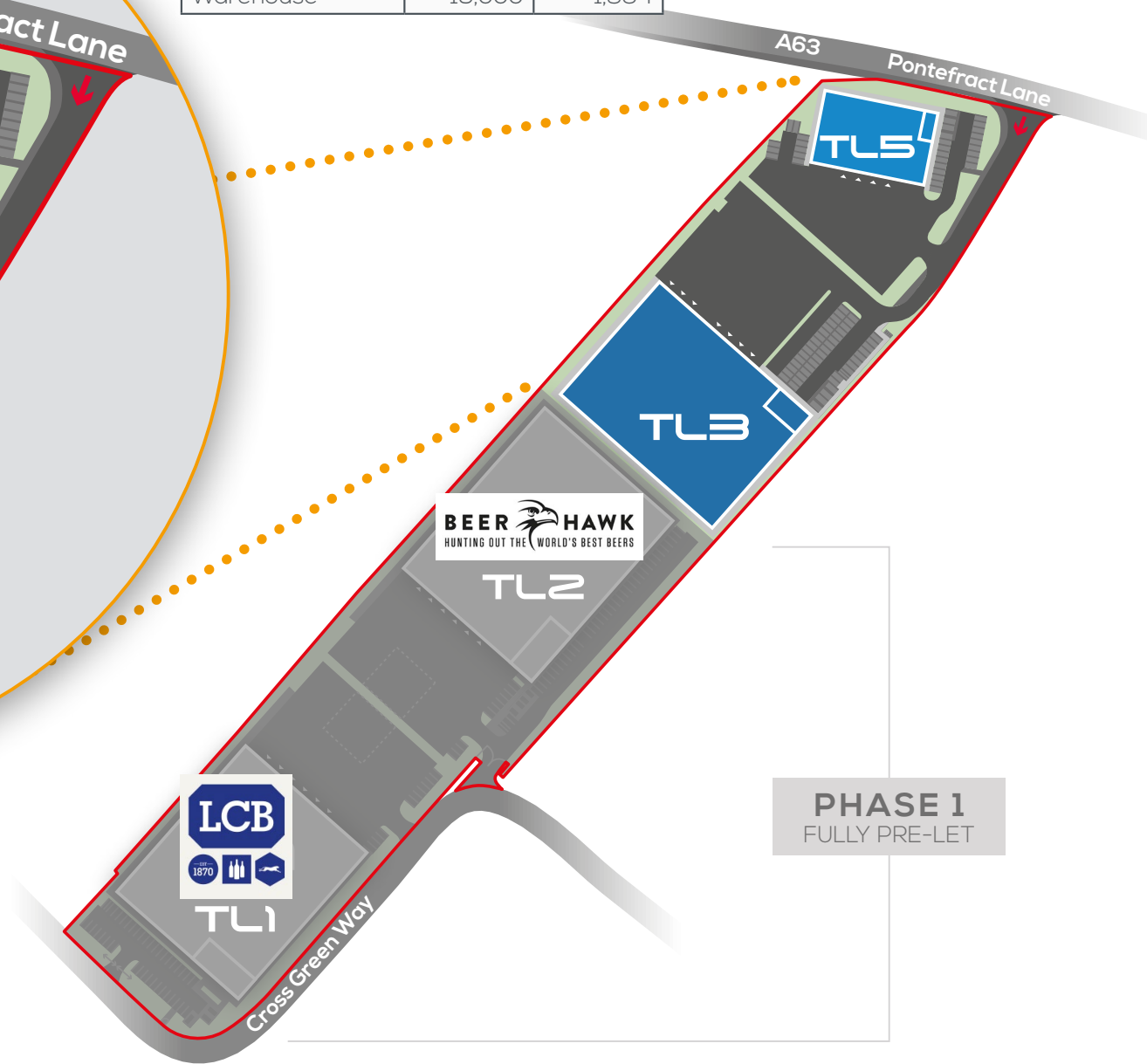
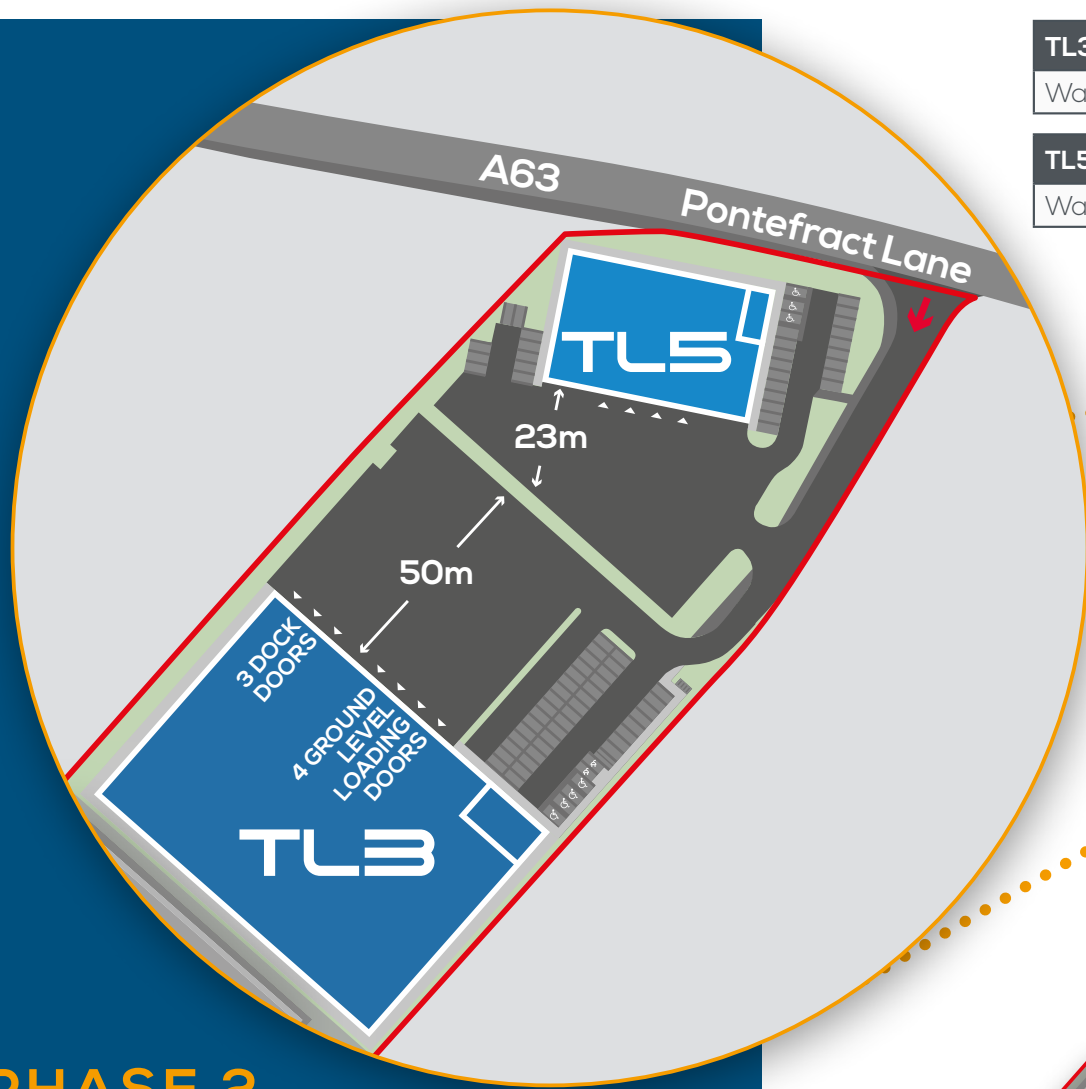
**ON SITE JUNE 2019**

TL5



| TL3       | sq ft  | sq m  |
|-----------|--------|-------|
| Warehouse | 55,000 | 5,110 |

| TL5       | sq ft  | sq m  |
|-----------|--------|-------|
| Warehouse | 15,000 | 1,394 |



## PHASE 2

- Secure by Design
- Detailed planning consent for B2 & B8 uses
- High specification units with BREEAM rating 'Very Good'
- Dock and ground level loading
- Secure concrete yards with depths up to 50m
- 10-12m eaves
- Full CCTV system
- Grade A office accommodation

**PHASE 1**  
FULLY PRE-LET

J45

M1

LS9 ORA

John Lewis

amazon

BCA

Premier Farnell

SYMINGTON'S  
FINE FOODS SINCE 1827

A63 Pontefract Lane

Knowsthorpe Gate

FLO GAS

LAWCRIS™  
Independent strength

ENDON

VEOLIA

TLS

TLS

BEER HAWK  
HUNTING OUT THE WORLD'S BEST BEERS

Cross Green Way

HOWARTH TIMBER  
& BUILDING SUPPLIES

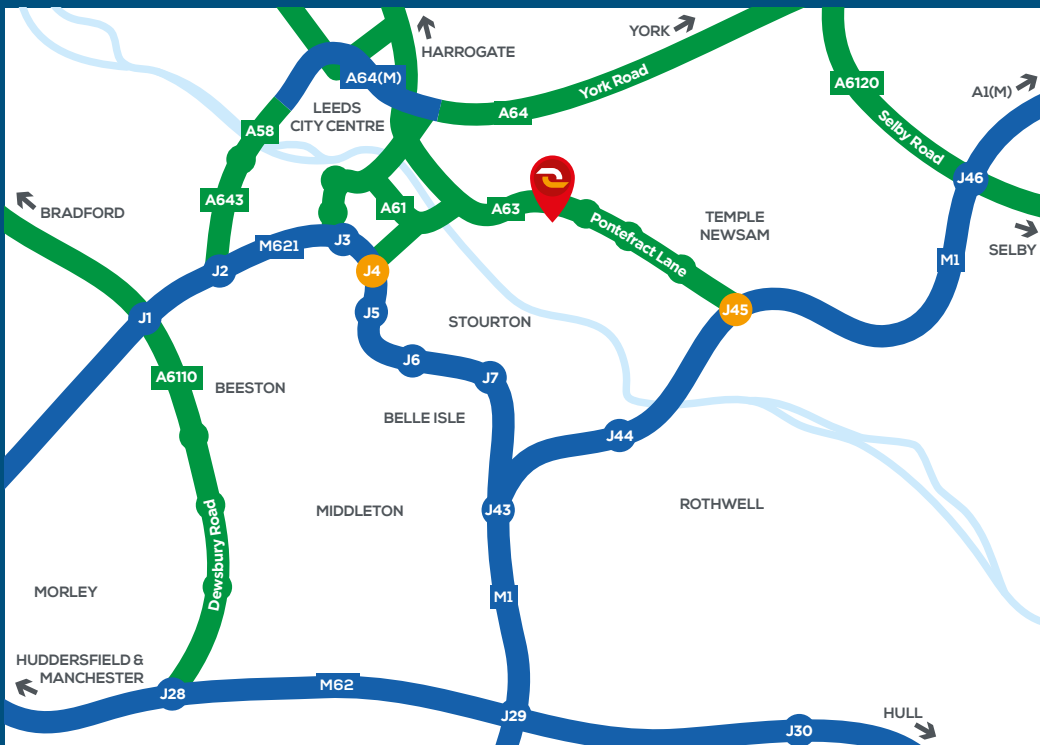
LCB  
1870

FOOTBALL WORLD  
5 a side football complex

www.halransport.com

QUIPO  
CAR PARTS  
Any Part For Any Car

Leeds City Centre



# towngate link

Pontefract Lane - Leeds

LS9 0RA

## BY ROAD

**J45**  
(M1)

2 miles  
5 mins

**J4**  
(M621)

3 miles  
7 mins

**M62**

8 miles  
14 mins

**A1**

19 miles  
22 mins

| Destination            | Distance (Miles) | Time (Mins) |
|------------------------|------------------|-------------|
| Leeds City Centre      | 3                | 10          |
| Leeds Bradford Airport | 11               | 33          |
| Doncaster              | 33               | 48          |
| Sheffield              | 34               | 51          |
| Manchester             | 45               | 1hr 13      |
| Hull                   | 60               | 1hr 7       |
| London                 | 195              | 4hrs 11     |

## TERMS

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

## FOR FURTHER INFORMATION



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



**GentVisick.com**  
**0113 245 6000**



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

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