



towngate link

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

Welcome to the next phase...



Pontefract Lane - Leeds

LS9 0RA

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

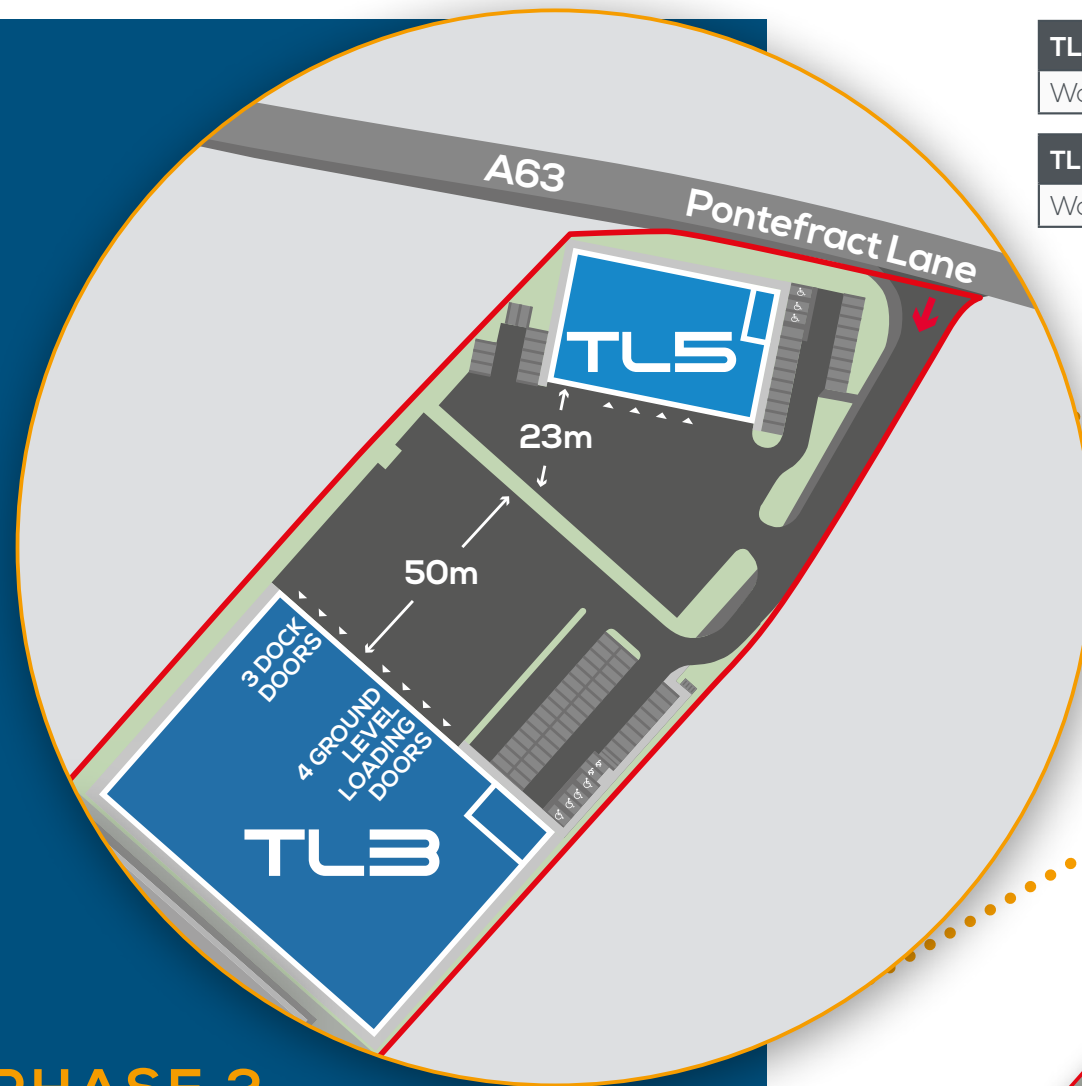
ON SITE JUNE 2019

TL5



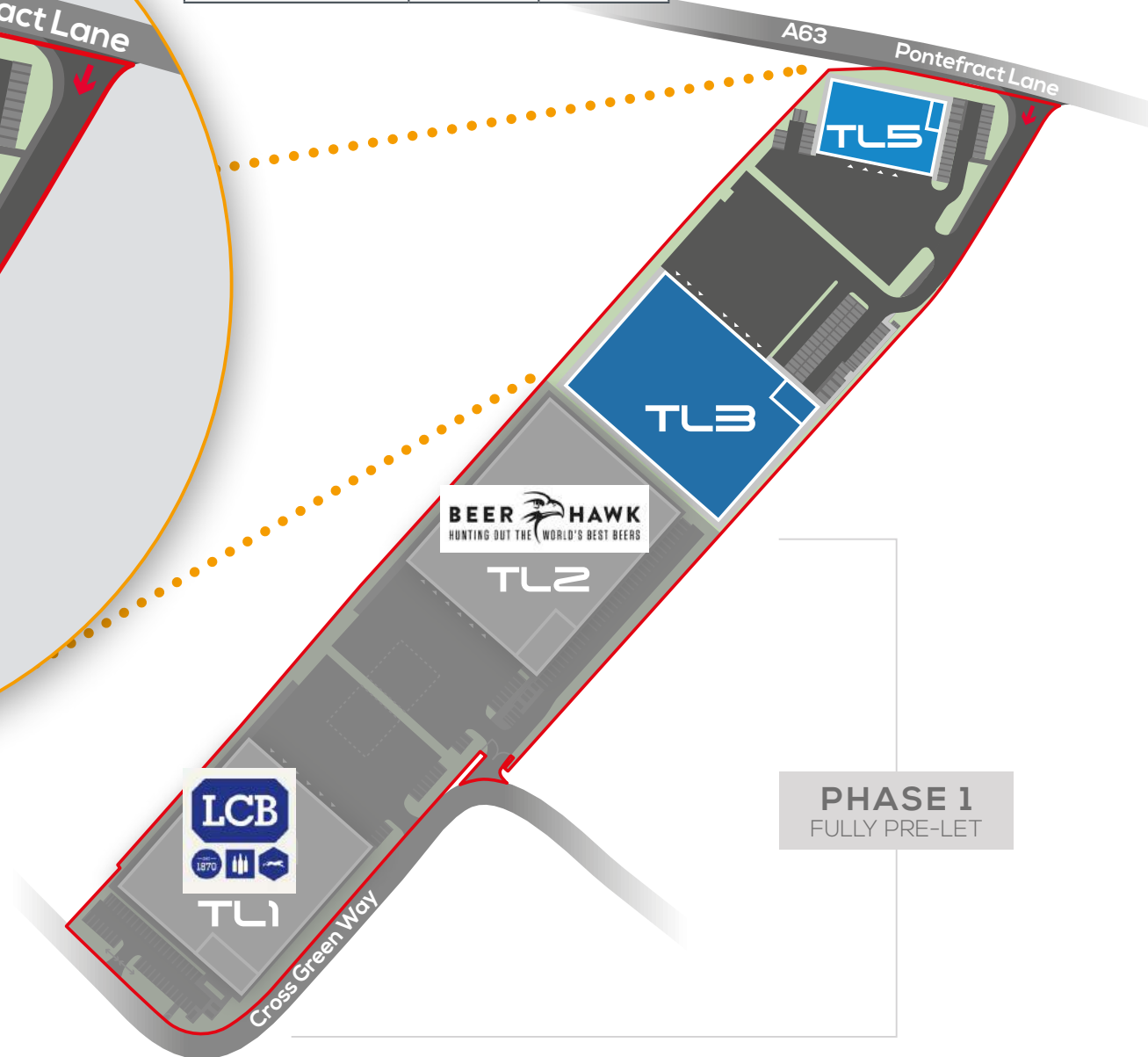
TL3	sq ft	sq m
Warehouse	55,000	5,110

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

THE 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

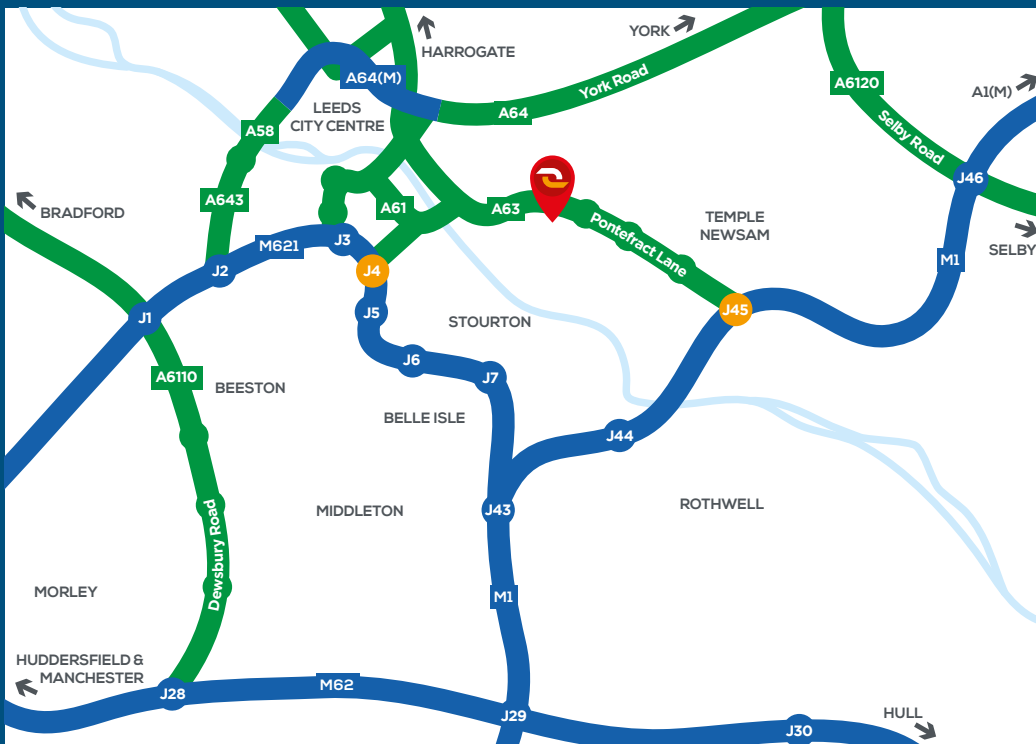
LCB

FOOTBALL WORLD
5 a side football complex

www.hatransport.com

↓ Leeds City Centre

EURO
CAR PARTS
Any Part For Any Car



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



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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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