



LEEDS EAST AIRPORT  
& CHURCH FENTON  
ONE LANDMARK LOCATION

# CREATE YORKSHIRE

A STRATEGIC DESIGN & BUILD OPPORTUNITY  
UNRIVALLED FACILITIES, UNMATCHED  
OPPORTUNITIES  
RANGING FROM 35,000 TO 150,000 SQ FT



Variety Of Units To Suit  
Various Occupiers



On Site  
Facilities



Flexible Short Term  
Lets Available



Fantastic Power  
Supply To Site



Strategic Location With  
Fantastic Connections



Proposed  
On-Site Gym



24 Hour  
Security



High Speed Internet  
Connection On Site



On-Site Reception  
For Sign In

SAT NAV - LS24 9SE

# The Create Yorkshire MASTERPLAN

Indicative Proposed Site Plan

## WAREHOUSES/INDUSTRIAL HANGARS

Units ranging from 27,000 – 39,000 sq ft

Indicative specification:

- Secure yard
- Minimum eaves 12m
- Large power supply
- High quality office space available



## WORKSHOPS

Units ranging from 500 – 5,000 sq ft

Indicative specification:

- Flexible layout, suitable for multitude of uses
- Access loading doors
- Additional hardstanding available on site



## DEVELOPMENT LAND/OPEN AIR STORAGE

Up to 409,729 sq ft

Indicative specification:

- Dedicated site entrance
- Ability to self-contain
- Fully drained with ability to service
- Outline planning permission for Design and Build opportunities up to 150,000 sq ft



## HIGH QUALITY OFFICE ACCOMMODATION

From 250 sq ft

Indicative specification:

- Character building
- Dedicated parking
- Shared welfare space



Units 1, 2 and 3

## A FULLY SERVICED BUSINESS HUB

- **24/7 Security and Monitoring** – Gated site with round-the-clock surveillance for complete peace of mind
- **High-Speed Internet Connectivity** – Ultra-fast broadband across all units
- **On-Site Reception and Concierge** – Professional front-of-house service for businesses and visitors
- **Proposed On-Site Gym** – Encouraging a healthy work-life balance with fitness facilities
- **Café and Social Spaces** – Planned future developments for a fully integrated workplace environment
- **Fantastic Power Supply** – with additional capacity available upon request. Each new power supply would require an additional substation, with each substation capable of holding 800 kW.

# CREATE YORKSHIRE

## BESPOKE DESIGN & BUILD INDUSTRIAL SPACE – FLEXIBLE USE FOR A VARIETY OF OCCUPIERS

### A UNIQUE COMMERCIAL HUB WITH EXCEPTIONAL CONNECTIVITY

Create Yorkshire at Leeds East Airport and Church Fenton offers prime design and build opportunities for industrial, logistics, commercial, and creative businesses. With adaptable infrastructure, bespoke development potential, and excellent transport links, it's an ideal base in the North of England for a range of industries, including:

- **Industrial and Manufacturing**
- **Logistics and Warehousing**
- **R&D and Innovation Hubs**
- **Creative, Media and Film Production Businesses**

### WHY CHOOSE CREATE YORKSHIRE?

#### A STRATEGIC INDUSTRIAL & COMMERCIAL LOCATION

- Prime Northern Hub – Central UK location with seamless road, rail and air links
- 5 miles from A64, 8 miles from J47 A1(M)
- Church Fenton railway station: 1.6 miles away with links to Leeds, Manchester and London

#### FLEXIBLE SOLUTIONS FOR MODERN BUSINESSES

- Short-term and long-term lease options available
- Secure site with 24/7 monitoring
- On-site amenities, including reception and proposed gym
- This is more than just a business location – it's a dynamic space designed for growth, innovation and efficiency

### KEY FEATURES

#### BESPOKE DESIGN & BUILD INDUSTRIAL UNITS

- Purpose-built spaces ranging from 35,000 to 150,000 sq ft
- Flexible planning permissions, adaptable for industrial, commercial, and creative uses
- Plug-and-play infrastructure with high-capacity power and ultra-fast internet
- Secure yard spaces with dedicated access
- On-site logistics support for warehousing and distribution
- Eaves height of 10 metres for these buildings, ensuring suitability for a variety of occupiers

#### WAREHOUSES & INDUSTRIAL HANGARS

- Units from 27,000 – 39,000 sq ft
- Minimum eaves height of 12 metres for large-scale operations
- Large power supply, ideal for energy-intensive businesses
- Integrated high-quality office space within industrial units

#### WORKSHOPS & SMALL BUSINESS SPACES

- 500 – 5,000 sq ft units with flexible layouts
- Loading access doors and additional hardstanding available
- Perfect for light industrial, trade counters or creative workshops

#### DEVELOPMENT LAND & OPEN-AIR STORAGE

- Up to 409,729 sq ft available
- Ability to self-contain units and yards for privacy and security
- Dedicated site entrance for ease of access
- Fully drained and ready for service connections
- Outline planning permission for custom-built units up to 150,000 sq ft

#### HIGH-QUALITY OFFICE ACCOMMODATION

- Characterful office buildings available from 250 sq ft
- Modern amenities with on-site parking
- Shared spaces, designed for collaborative working



## LOCATION



**Road Access:** Just 5 miles from the A64 (10 minutes) and 8 miles from Junction 47 of the A1(M), (12-15 minutes), ensuring excellent motorway access



**Rail Connectivity:** Church Fenton Railway Station (1.6 miles away) provides direct train services to Leeds, York, Hull, and Sheffield, offering easy commuter access and national rail connections.



**Bus Links:** The 492 and 493 bus routes serve nearby villages, offering convenient transport for employees and visitors.



**Aviation:** Uniquely positioned within Leeds East Airport, offering seamless domestic and international connectivity - ideal for businesses needing direct, time-efficient travel links.



## BE PART OF THE VISION

Create Yorkshire at Leeds East Airport and Church Fenton is one of the most exciting Design & Build opportunities in the UK.

Offering a prime location with flexible, tailored solutions, it is designed to fuel business growth. Whether you're looking for bespoke industrial units, warehouse space, or modern commercial offices, Create Yorkshire is built for success.



## FURTHER INFORMATION

### Terms

The accommodation is available by way of a new Full Repairing and Insuring Lease.

### Energy Performance Certificates

Buildings have been assessed and copies of certificates are available on request.

### Services

The site benefits from all mains services including gas, electricity, water and drainage.

### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

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