



# MARS

SEAFOX COURT • SHERBURN-IN-ELMET  
J42 A1(M) • LEEDS • LS25 6PL

FOR SALE / TO LET

WAREHOUSE/INDUSTRIAL UNIT

**27,060 SQ FT (2,514 SQ M)**

[www.gladman.co.uk/industrial-leeds](http://www.gladman.co.uk/industrial-leeds)





- Debenhams
- Stobarts
- Sala International
- Cromwell Polythene
- Cranswick Country Foods
- Kingspan
- Sainsbury's
- MARS**

## COSMIC PARK

Cosmic Park is one of the largest speculative industrial and warehouse schemes in the UK totalling some 1.6 million sq ft of space. This phase of the Cosmic Park development comprises 12 units ranging in size from 5,700 sq ft to 62,300 sq ft.

Now well established, occupiers on the estate include Debenhams, Eddie Stobart, Cranswick Country Foods, Cromwell Polythene, Sainsbury's, Kingspan and Sala International.

## DESCRIPTION

Mars is a high specification warehouse/industrial building with ancillary two storey offices. Constructed using a steel portal frame, under a pitched roof of profile sheet cladding and translucent roof panels. The unit has two ground level loading doors allowing access to and from its own private service yard. Ample parking to the front and side of the building is provided. The offices are over two floors and offer a mix of good quality open plan and private cellular offices.

## LOCATION

Cosmic Park is situated less than 4 miles east of junction 42 of the A1(M) which is easily accessed via the A63 & A162. Junction 42 has undergone major improvements following realignment of the A1(M).

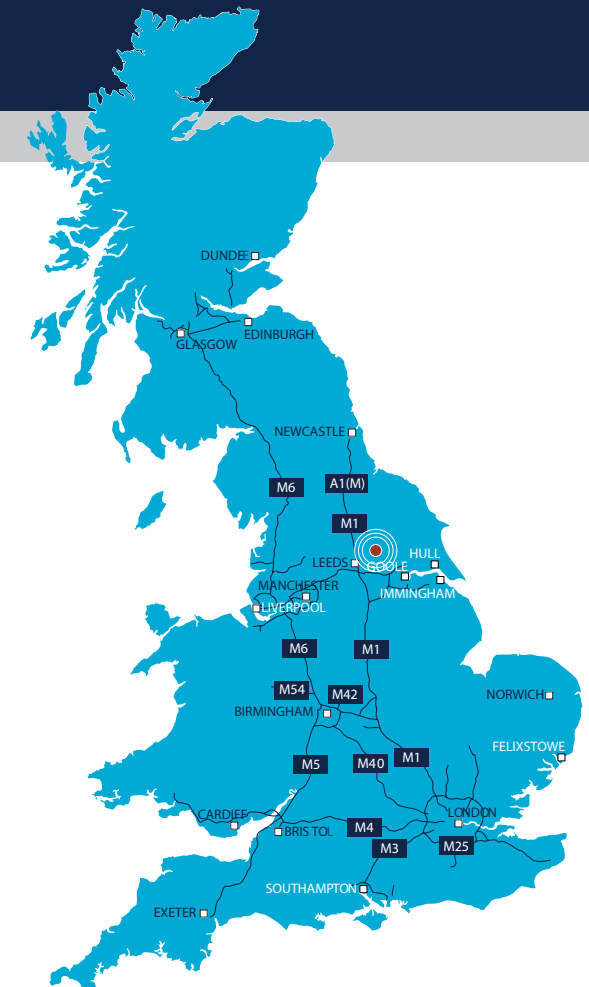
The M1 & M62 motorways are approximately 4 miles equidistant from the A1(M)/A63 junction. Sherburn has the advantage of four ports being within 70 miles, the closest at Goole being only 27 miles.

Sherburn-in-Elmet is one mile from Cosmic park, providing a number of local amenities.

## TRAVEL TIMES

Destination	miles	mins
Selby	8 miles	19 mins
York	15 miles	33 mins
Leeds	16 miles	32 mins
Harrogate	27 miles	46 mins
Sheffield	43 miles	54 mins
Hull	52 miles	61 mins
Manchester	60 miles	77 mins

Source: Google Earth



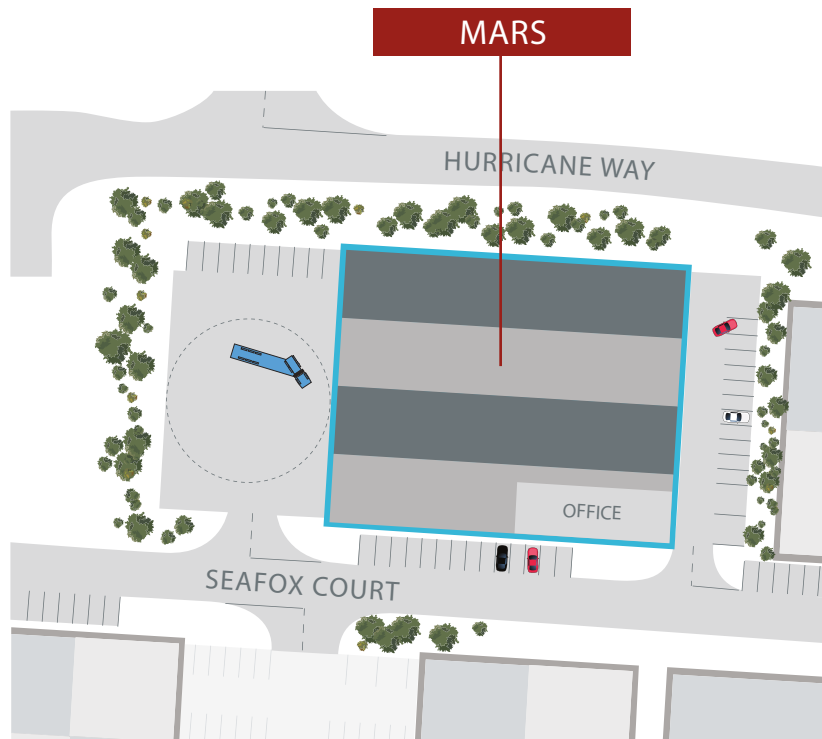
## DEMOGRAPHICS

There is a large pool of skilled and semi-skilled workers currently available for employment who are used to working the three shift pattern preferred by the distribution industry.

Within a 15 mile radius of Sherburn in Elmet:

- 1.1 million people live
- 42% are active workers
- 65% of the working population drive to work
- 15% above the national average of skilled and semi skilled manual workers
- Low skilled average wages are 7.2% below the national average
- Low skilled average wages are 15.8% below those of the midlands

Source: Census 2001.



## ACCOMMODATION

	SQ FT	SQ M
GRD FLOOR OFFICE	2,055	191
FIRST FLOOR OFFICE	2,055	191
WAREHOUSE	22,950	2,132
<b>TOTAL</b>	<b>27,060</b>	<b>2,514</b>

## SPECIFICATION

- 8.6m eaves (7.5m to haunch)
- Private yard
- 50kN/sq m floor loading
- 2 level access doors
- Lighting in warehouse
- 2 storey offices / Personnel lift
- Works WC and mess room
- 41 Car parking spaces

## TERMS

The buildings are available to buy or to lease on a FRI basis. Price and rental information available on request.

## SERVICE CHARGE

A service charge will be levied for the maintenance and upkeep of the Estate's common areas. Full details available upon request.

## RATES

Further Information is available from [www.voa.gov.uk](http://www.voa.gov.uk).

## LEGAL COSTS

Each Party will be responsible for the payment of their own legal costs incurred in any transaction.

## VAT

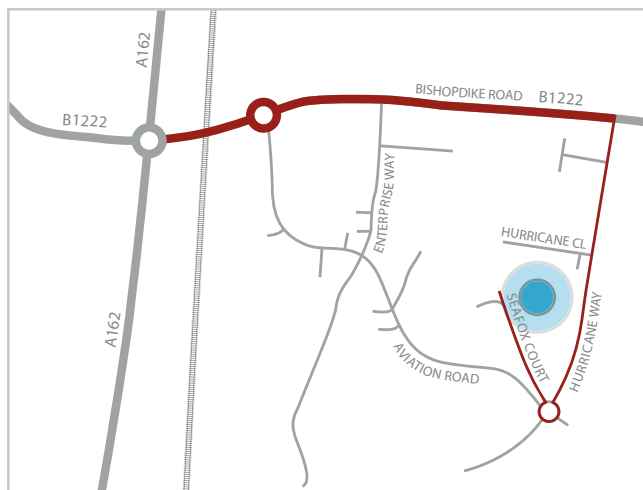
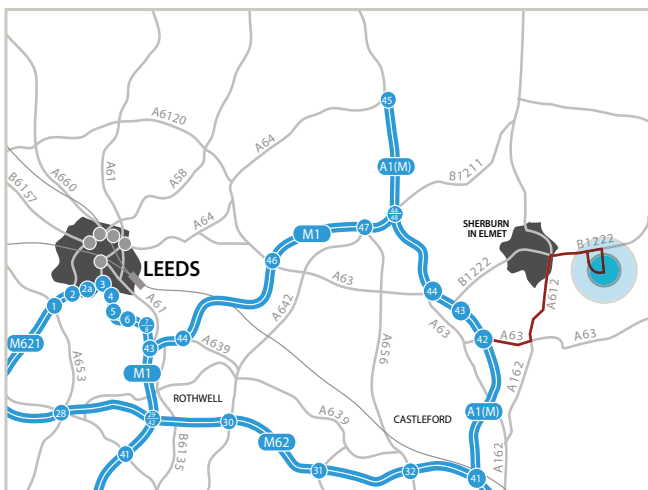
All figures are quoted exclusive of, but will be liable to, VAT.



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## FURTHER INFORMATION AND VIEWING

For further information or an appointment to view the premises please contact Gladman Developments or their appointed agents.

CONTACT:



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