aviator 140

HURRICANE WAY ■ SHERBURN IN ELMET ■ LS25 6PT

CANMOOR

Modern Industrial / Warehouse Premises

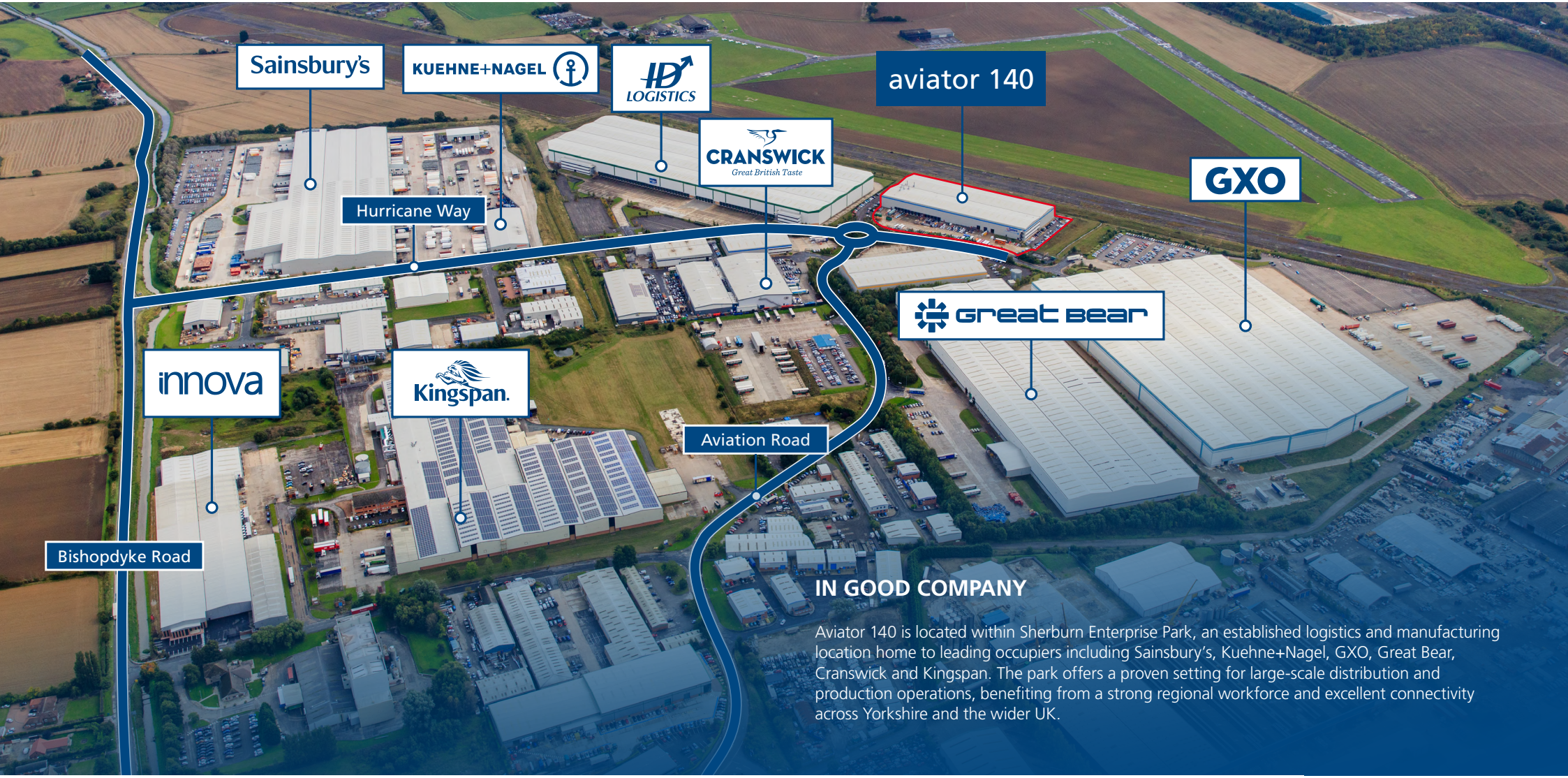
137,947 sq ft (12,815.7 sq m) **TO LET**

- Immediately available
- Direct access to A1(M) & M62
- 14 dock & 3 level access doors
- 13m clear internal height
- Suitable for B2 / B8 use
- 70% of the UK's population within a 4 hour drive

SHERBURN IN ELMET

aviator 140

HURRICANE WAY ■ SHERBURN IN ELMET ■ LS25 6PT



IN GOOD COMPANY

Aviator 140 is located within Sherburn Enterprise Park, an established logistics and manufacturing location home to leading occupiers including Sainsbury's, Kuehne+Nagel, GXO, Great Bear, Cranswick and Kingspan. The park offers a proven setting for large-scale distribution and production operations, benefiting from a strong regional workforce and excellent connectivity across Yorkshire and the wider UK.

SHERBURN IN ELMET

ACCOMMODATION

UNIT	SQ M	Approx GIA SQ FT
Warehouse	12,208.4	131,410
First Floor Office	303.6	3,268
Second Floor Office	303.7	3,269
Total	**12,815.7**	**137,947**

14 DOCK LEVEL DOORS

3 LEVEL ACCESS DOORS

45M YARD DEPTH

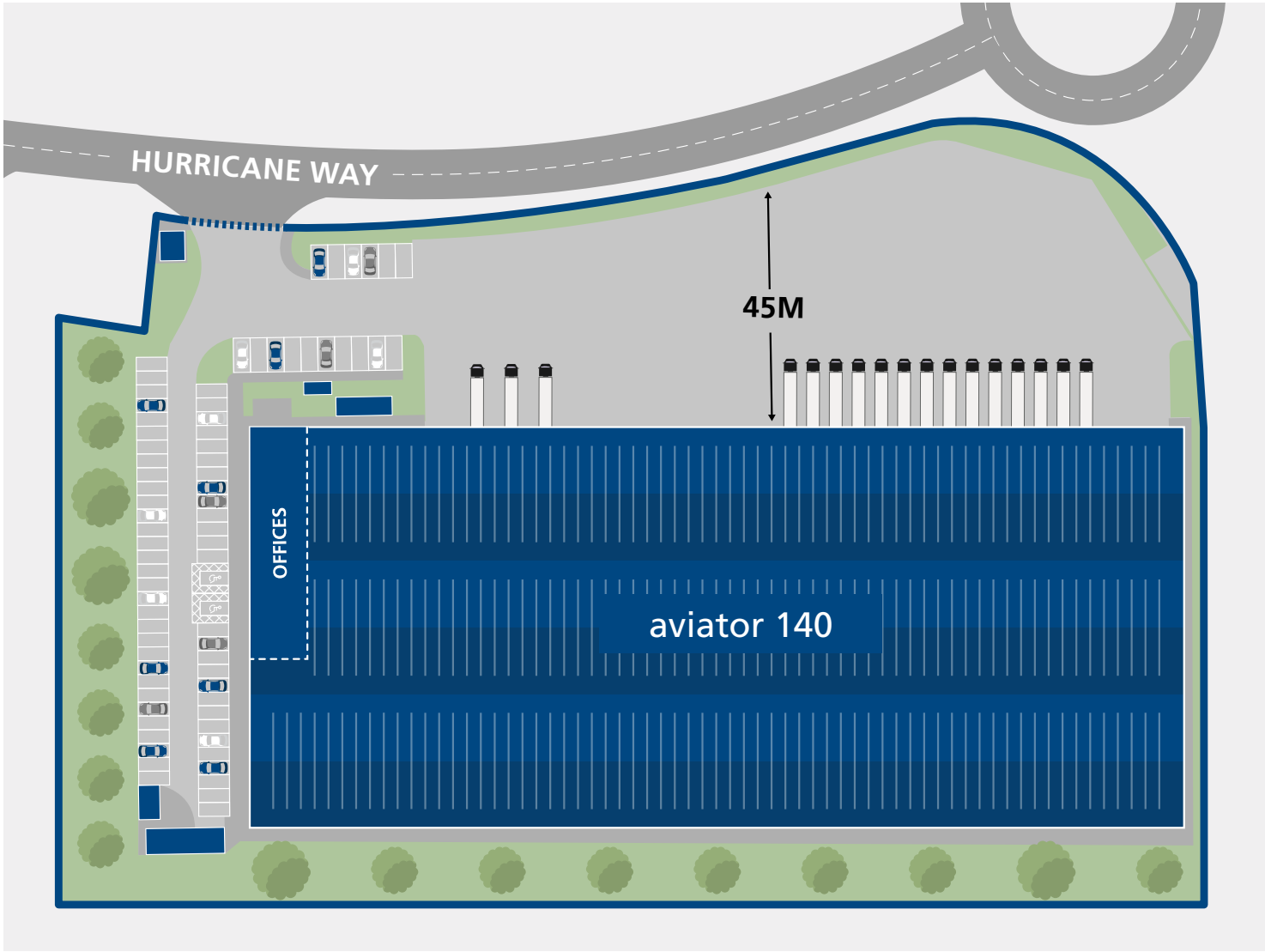
13M EAVES HEIGHT

1.5 MVA POWER SUPPLY

EPC RATING 'B'

75 CAR PARKING SPACES

50KN/M2 FLOOR LOADING



CANMOOR

CANMOOR

aviator 140

HURRICANE WAY ■ SHERBURN IN ELMET ■ LS25 6PT

CANMOOR

LOCATION

Aviator 140 occupies a prime position within Sherburn Enterprise Park, just off Hurricane Way. The site benefits from immediate access to the A162, linking directly to the A1(M) and M62, providing fast routes to Leeds, York and Doncaster.

TOWNS/CITIES

Sherburn-in-Elmet	1 mile
Leeds	14 miles
Birmingham	105 miles
Central London	190 miles

ROAD

A63	3.2 miles
A1(M) Junction 42	5 miles
M1	8.6 miles

AIRPORTS

Leeds Bradford Airport	24 miles
Manchester Airport	73 miles
Birmingham Airport	111 miles

Source: Google Maps

DEMOGRAPHICS

9.8% of local employee jobs are in manufacturing, transport and storage.

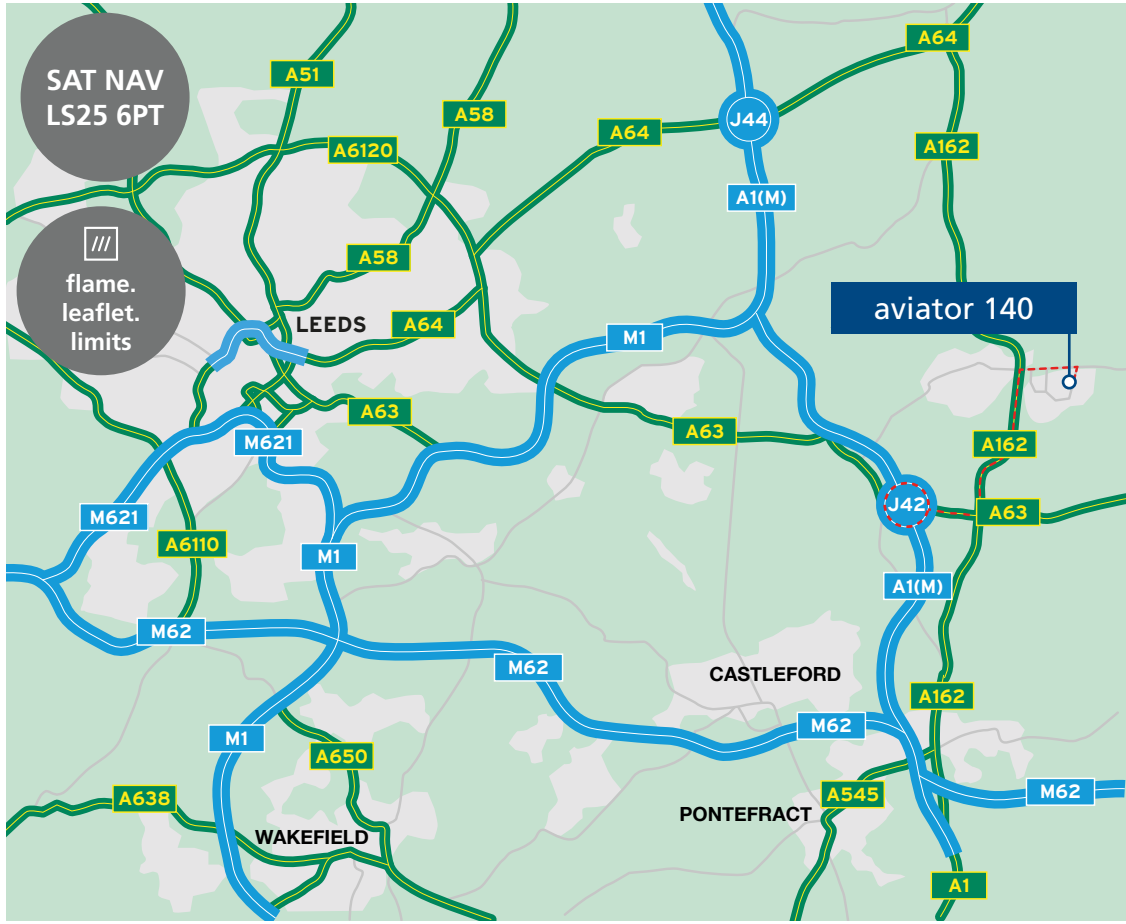
Full-time gross weekly pay is about 3% lower than the national average.

809,479

Population of 809,479 within Leeds local authority area.

30% of local population have Level 4 qualifications and above.

Source: Nomis



FURTHER INFORMATION

For further information please contact:

PLANNING

Use Classes B2 / B8.

GV&Co gvproperty.co.uk 0113 245 6000

Paul Mack
07921 933 636
paul@gvproperty.co.uk

Tom Goode
07583 120 180
tomg@gvproperty.co.uk

Knight Frank 0113 246 1533 KnightFrank.co.uk

Iain McPhail
07962 360 297
iain.mcphail@knightfrank.com

CARTER TOWLER 0113 245 1447 www.cartertowler.co.uk

Josh Holmes
07984 444 972
joshholmes@cartertowler.co.uk

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2026. Designed & Produced by **CORMACK** - cormackadvertising.com