

GASCOIGNE
INTERCHANGE

GRADE A INDUSTRIAL AND LOGISTICS SPACE

UP TO **1,460,000** SQ FT

TO LET/FOR SALE

- DIRECT ACCESS TO RAIL SIDINGS WITH GLOBAL FREIGHT CONNECTIONS
- LARGE POWER SUPPLY AVAILABLE
- BESPOKE BUILD TO SUIT OPPORTUNITIES

Gascoigne Interchange
Sherburn in Elmet, nr. Leeds, Yorkshire LS25 6JE

///WEDDING.CASSETTES.WEBCAMS

Harworth

Yorkshire's newest logistics space with rail freight connectivity

The optimal platform for business growth

Gascoigne Interchange is a brand-new rail connected industrial and logistics site, just 30-minutes east of Leeds, with planning permission for B2 and B8 uses already secured.

This strategic rail site, will enable future occupiers to benefit directly from low carbon freight movement. The on-site rail connectivity will provide access to the wider regions as well as all major ports and the Channel Tunnel.

The Gascoigne Interchange site previously handled significant levels of rail traffic. This major brownfield development has retained its main line access points and onward connections to the strategic rail and road networks and has ample capacity for development. The site is suitably located between major deep sea ports to the south and short sea ports to the north, west and east.

The site also benefits from close proximity to the A1(M) and the M62. Current nearby occupiers include ID Logistics, Kingspan, Eddie Stobart, GXO and Sainsbury's.

Build to suit opportunities up to 1m sq ft

Direct rail connections to strategic international freight network

A1 J42 within 10 minutes



GASCOIGNE INTERCHANGE | LS25 6JE

CGI is indicative.



You're in good company

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People to power your business

A skilled and economical labour force

Gross weekly pay of £596.40 in York & North Yorkshire (compared to GB average of £682.60)

2,034,402 working age population in 60 mins drive time from York & North Yorkshire

Working age population of 496,122 (16-64yrs in York & North Yorkshire)

14,500 people in inactive workforce looking for a job (14.8%)

Source: **York & North Yorkshire LEP (2024)**



Indicative master plan

Accommodation	sq ft	sq m
Unit 1	132,000	12,263.2
Unit 2	187,000	17,372.9
Unit 3	1,045,000	97,083.8
Unit 4	55,000	5,109.7
Unit 5	22,000	2,043.9
Unit 6	27,500	2,554.8

UP TO 1M SQ FT FLOOR PLATE POSSIBLE

FLEXIBLE OPTIONS TO SUIT



Master plan is indicative

Max height: 22m to ridge

14 MVA secured with ability to increase further

Flexible EV charging options

Target BREEAM rating of 'Excellent'

Target EPC Rating of 'A'

Healthy spaces, connected places

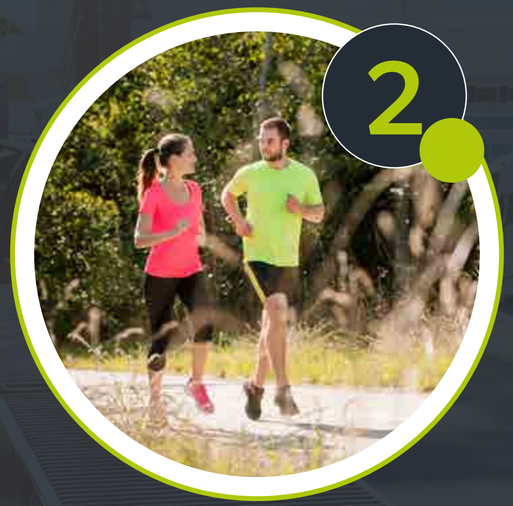
Gascoigne Interchange is more than just a hub for rail logistics; it is a location allowing businesses and their employees to thrive.

Boasting excellent connectivity, a host of local amenities and a strong sense of place, Gascoigne Interchange provides both operational efficiency and health and wellbeing factors.



Connectivity

- ✓ Shuttle bus to Sherburn-in-Elmet train station



Outdoor spaces

- ✓ Country park space
- ✓ Footpaths for running



Wifi

- ✓ Free wifi across all external areas



Amenities

- ✓ The Motorist Café and The Arnage Restaurant can be reached in under 1 mile



Social

- ✓ Areas to relax at lunchtime

Indicative images

Location

Primed for regional and national reach

	Minutes	Miles
Motorways		
Junction 42 (A1)	10	6
Leeds	35	19
Hull	72	54
Manchester	100	64
Sea Ports		
Hull	65	49
Immingham	71	65
Liverpool	117	98
Airports		
Leeds Bradford	50	28
Teesside	75	67
Manchester	80	75

69,141
people within 15 minutes

Over **4.5M**
people within 60 minutes

Over **75%**
of the population with 4 hours

Source: **Selby District Council**



HGV drive times

- 1 hours
- 2 hours
- 4 hours

Source: **drivetimemaps.co.uk**

Rail Links

Motorways

For more details on rail sidings and connectivity

CLICK ON LOGO

EDINBURGH
GLASGOW
NEWCASTLE
TEESPORT
LEEDS
HULL
M62
MANCHESTER
HUMBER PORTS
MERSEYSIDE
LIVERPOOL
SHEFFIELD
DERBY
M1
LEICESTER
PETERBOROUGH
BIRMINGHAM
FELIXSTOWE
CARDIFF
LONDON
THAMES PORTS
BRISTOL
SEVERN PORTS
CHANNEL TUNNEL
SOUTHAMPTON

Map not to scale

Sustainability
Building for the future

Every Harworth development is designed to contribute to businesses own sustainability approach, reducing carbon emissions and maximising renewable energy opportunities.

Creating energy efficient buildings, using sustainable materials and incorporating renewable energy as standard. As a result, a Harworth building uses less energy and creates less emissions. Rainwater harvesting, low flow sanitaryware and leak detection also reduce water usage.

A commitment to durability ensures our buildings will be useful for longer. And when the end finally comes, we specify materials with the maximum recycling potential.

Target BREEAM 'Excellent'

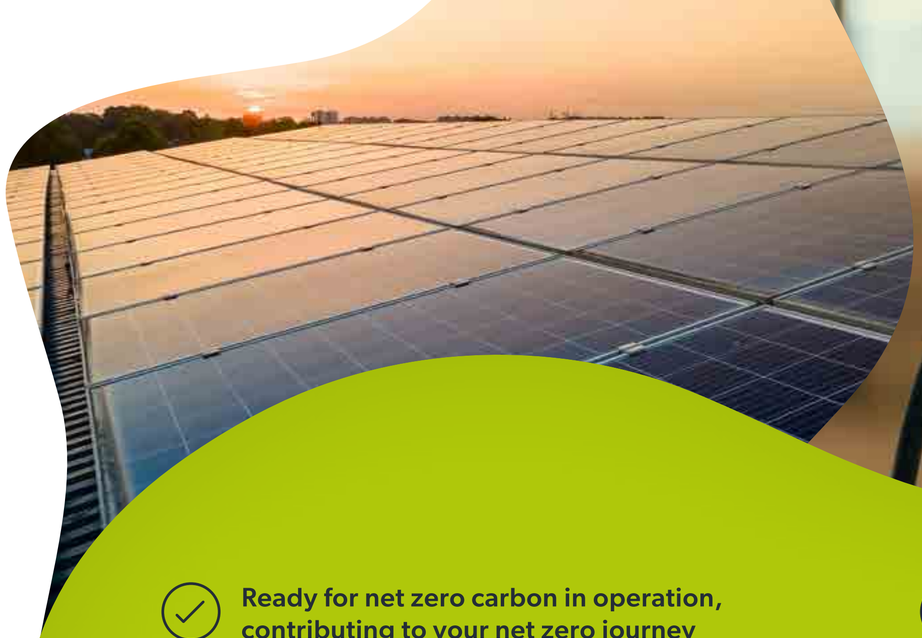
Net Zero Carbon Ready

Target EPC A

Air source heat pumps

PV panels

LED lighting





- **Ready for net zero carbon in operation, contributing to your net zero journey**
- **Enhanced building fabric to exceed Building Regulations for energy efficiency**
- **Roof mounted photovoltaic array providing up to 100% power to the office space**
- **Ability to expand photovoltaic array up to 60% of the roof area to meet wider energy needs**
- **15% roof lights, reducing daytime lighting energy costs**
- **LED lighting as standard to minimise energy usage and reduce emissions**
- **High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices**
- **Water conserving sanitaryware**
- **Water leak detection to save water costs via pipe bursts**
- **Sustainable drainage to manage water quality and protect local watercourses**
- **EV chargers to 10% of spaces with capacity for additional chargers to be installed**
- **Use of locally sourced recycled and natural products where possible**
- **Construction waste minimised by recycling, reducing road miles and land fill**

About Harworth

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 15,000 acres on around 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit: harworthgroup.com



c15,000
ACRES OF LAND

c100
SITES OWNED AND MANAGED

£4.8BN
POTENTIAL GVA UPLIFT

36.6M
SQ FT OF POTENTIAL I&L SPACE

Updated as per June 2025.

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Leeds LS25 6JE

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GASCOIGNE INTERCHANGE

For further information:



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Harworth is excited to be delivering a grade A industrial and logistics development with its own rail sidings at Gascoigne Interchange. We are committed to developing this landmark scheme and leading the way in low carbon freight movement. Please get in touch to discuss how we can support your business needs.

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Harworth