Baytree
Leeds

leading the way

A pioneering logistics building development focussed on environmental and social well-being.



your next move

The first BREEAM ‘outstanding’ speculative logistics development in the North of England

Baytree Leeds comprises two new high specification industrial / warehouse units of 76,231 sq ft and 145,454 sq ft with build to suit opportunities available up to 330,000 sq ft.

Each building has it’s own life cycle analysis including Materials Passports, which track the provenance of each material used. The development embraces “Cradle to Cradle” principles when sourcing materials.

BEST IN CLASS

- EPC A RATING
- BREEAM ‘OUTSTANDING’ SHELL AND CORE
- OFFICES DESIGNED TO ‘WELL’ STANDARDS



Baytree Leeds is a state of the art logistics development that incorporates modern technology features to optimise energy efficiency whilst reducing running costs.

ADVANCED SPECIFICATION

- EV CHARGING
- RAINWATER HARVESTING
- SOLAR PV PANELS
- AIR SOURCE HEAT PUMPS
- SUPER AIRTIGHT BUILDING ENVELOPE
- CUSTOMISABLE BUILDING
- MANAGEMENT SYSTEM

saving you energy

6.45 tonnes CO_2 saved with air source heat pumps

878,452 kWh/p.a. generated by solar PV panels

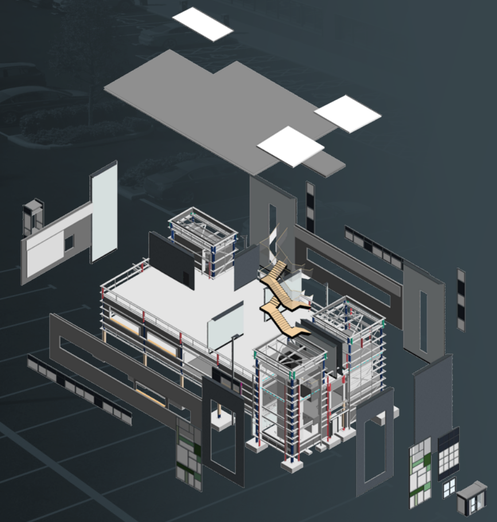
226,470 saved toilet flushes with rainwater harvesting



you're in control

SCAN TO FIND OUT MORE

Baytree's bespoke sensor suite portal assists in the creation of a healthy working environment for building users whilst optimising energy usage. The sensors can be further customised if the building user requires.



+ SMARTSCAN PORTAL

- AIR QUALITY
- TEMPERATURE
- OCCUPANCY/PATTERN RECOGNITION
- HUMIDITY
- INTERNAL NOISE
- LIGHTING LUX LEVEL
- MAINS INCOMING WATER QUALITY

lowering your costs

Each building at Baytree Leeds has the potential to provide significant costs savings on an occupiers annual electricity usage. This is through the base build array of solar panels installed on each unit that can generate up to 50% of the annual electricity usage of each building.

+ ESTIMATED ELECTRICITY SAVINGS*

Unit 1 projected saving of **£38,000 per annum**

Unit 2 projected saving of **£130,000 per annum**

Unit 3 projected saving of **£70,000 per annum**

***Assumed rates for Electricity**

Import	35p kWh	Duos charge	0.57p kWh
Export	15p kWh	Climate levy charge	0.775p kWh

	Annual Generation kWh	Usage on site kWh	Export kWh
Unit 1 Assumes	129,331	86,652	42,679
Unit 2 Assumes	512,641	343,469	169,172
Unit 3 Assumes	236,480	158,442	78,038



on your doorstep

Baytree Leeds sits adjacent to the Freightliner Leeds Terminal, which is one of the busiest inland intermodal container terminals in the UK.

The terminal is located in the heart of Leeds Industrial Zone with close proximity to the city centre and the major industrial markets of Yorkshire and the North East. The terminal provides daily services
to/from Felixstowe, Southampton and London Gateway.*

Freightliner provides a low carbon alternative fuel to all of their customers for contracted trains to significantly reduce their emissions and meet their own sustainability targets.



CO_2e Savings of over **94%**

Per train
from Felixstowe / Southampton compared to diesel HGV**

1530 tonnes

of CO_2e
saved annually by using the freight terminal†

* https://www.gwrr.co.uk/about/locations/leeds/freightliner-leeds-terminal/
**GD+ is a hydrotreated vegetable oil fuel from renewable feedstocks which is a drop-in replacement for diesel fuel.
† Using GD+ Fuel / assuming 1 train (40 containers) per day 5 days a week.

your people first

Baytree Leeds has a number of people focused features designed to enhance the health and wellbeing of building users.

+ BAYTREE BENEFITS













*To unit 2





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Terms:

Units are available by way of a new FRI lease.

Planning:

Detailed planning consent granted for B8 use.

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