



GASCOIGNE INTERCHANGE

RAIL CONNECTED 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

/// WEDDING.CASSETTES.WEBCAMS

Harworth

Yorkshire's newest rail freight connectivity

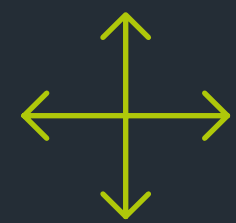
The optimal platform for business growth

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 Debenhams, Kingspan, Eddie Stobart, GXO and Sainsbury's.



Build to suit opportunities
from 57,000 sq ft
up to 1m sq ft



Direct rail connections
to strategic
international
freight network



A1 J42
within 10
minutes



Opportunity for own private rail sidings

Decarbonising freight through connectivity

Drawing on its previous service to the coal industry, the site has an extensive collection of rail sidings on either side of Network Rail's Leeds - Hull main line, with operational main line connections into northern and southern plots.

The northern rail access offers scope to create a dedicated railhead serving the primary and secondary buildings on site, handling containers, bulk commodities or next-generation express freight services, the latter putting most of the UK within 3 hours of the site.

The southern plot benefits from 1,200 metres of frontage onto the main line with connections at either end. The site is capable of accommodating a major intermodal terminal for on-site and off-site customers. The site can provide sidings up to 775m long and yard capacity in excess of 7,000 TEU (twenty-foot equivalent units), shielded by a landscaped bund over 25 metres high. Onward main line connections to Felixstowe, London and Southampton are available with maximum capability for containers (W10-W12 loading gauge).

MAIN LINES TO LEEDS & ECML

SOUTHERN SIDINGS

Linked by dedicated HGV bridge to northern plots. Can accommodate a large multi-user railhead with multiple 775m length sidings and handling areas.

NORTHERN SIDINGS

Up to 600m sidings within site. Suitable for large building with dedicated railhead.

MAIN LINES TO HULL & THE EAST

You're in good company



LAND AVAILABLE FOR RAIL USE

SCREWFIX

BRITISH GYPSUM

GXO

EDDIE STOBART

KINGSPAN

SWITCH MOBILITY

SAINSBURYS

PROPOSED PHASE 2

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

Max height: 22m to ridge

14 MVA available power

Flexible EV charging options

Target BREEM rating of 'Excellent'

Target EPC Rating of 'A'



Master plan is indicative



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.



1

Connectivity

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



2

Outdoor spaces

- ✓ Country park space
- ✓ Footpaths for running



4

Wifi

- ✓ Free wifi across all external areas



3

Amenities

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



5

Social

- ✓ Areas to relax at lunchtime



Location

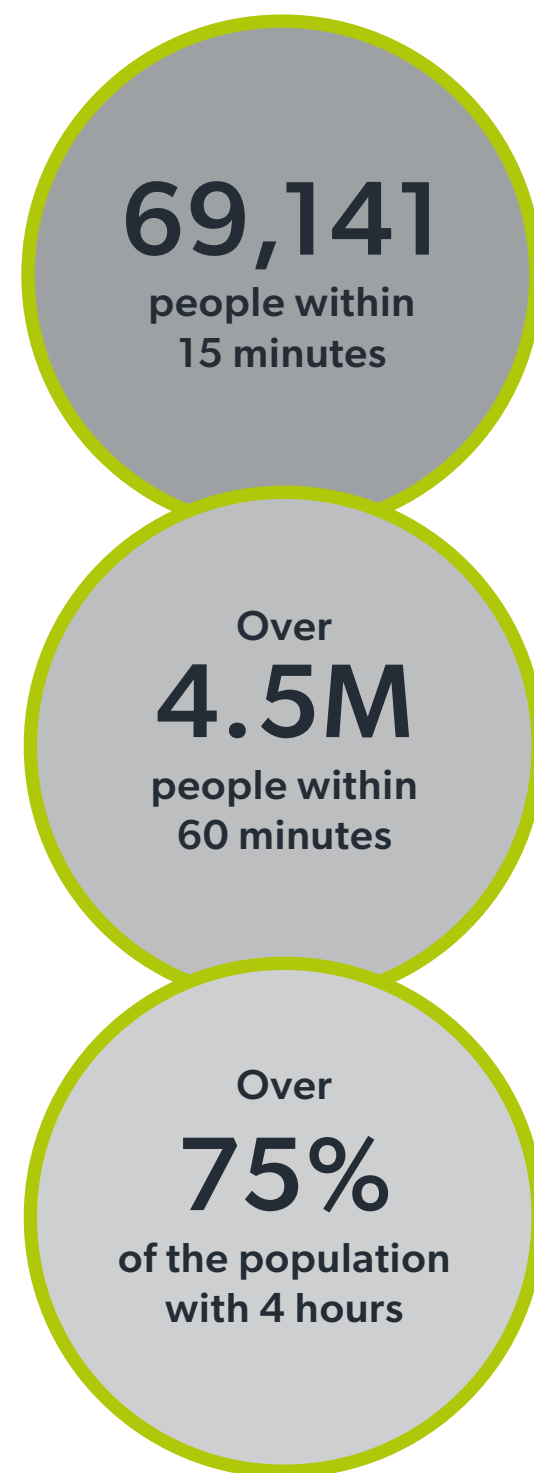
Primed for regional and national reach

	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

HGV drive times

- 1 hours
- 2 hours
- 4 hours

Source: drivetimemaps.co.uk



Source: Selby District Council



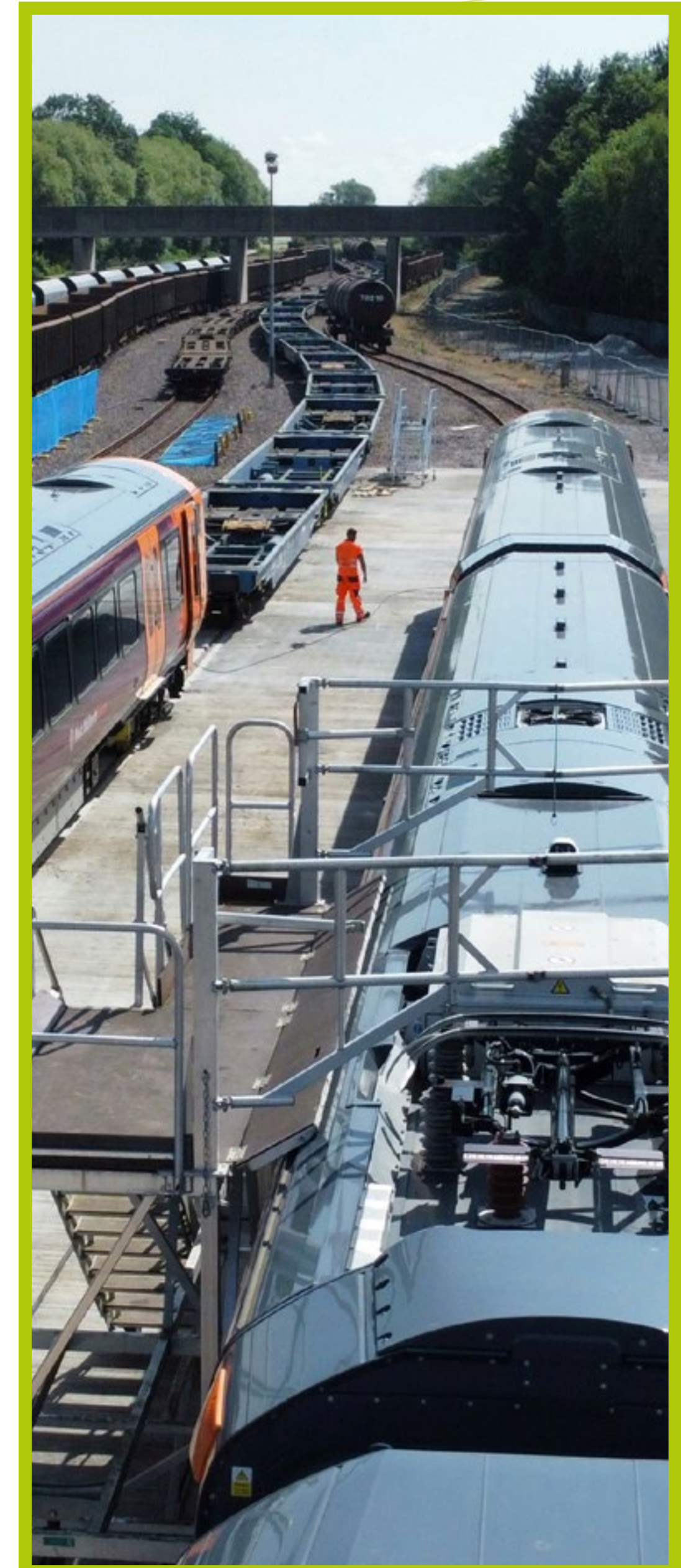
Rail connectivity & accessibility

KEY

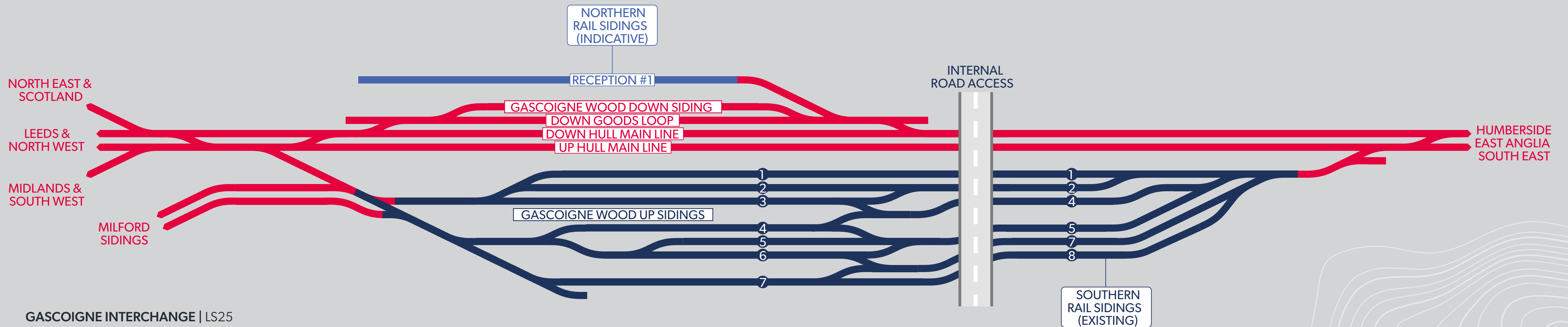
- Less than W8 Gauge Rail
- W8/W9 Gauge Rail ————
- W10/W12 Gauge Rail ————
- Motorway ————

Main line routes	HUL3/MGW/SHG
Connections	North: trailing connection into Down Goods Loop (DGL) South: western connection to Milford Sidings (MGW), eastern/western main line connections (HUL3) to be reinstated
Loading gauge*	W12 via East Coast Main Line W8 on other principal routes
Route availability*	RA8
Indicative train length*	640m
Sidings*	North side: main line access chord South side: 7 x 700m siding Scope to design number / length of sidings within site to suit user requirements

* As at time of writing. Interested parties advised to contact Network Rail on specific requirements.



Gascoigne Interchange: Rail sidings



The ability to deliver

Harworth Group is the land owner with unparalleled knowledge of the site. Their long term business relationships with main building contractors and suppliers means Harworth can provide significant long term competitive advantages for their clients.

They have longstanding successful working relationships with the local authorities and other stakeholders across the region, placing them in the best position to turn around successful planning permissions.



Logistics North Bolton

Occupiers include
Aldi, Amazon, MBDA, Whistl
and Komatsu



750 acres



4m sq ft consented
commercial space



2 units (400,000sq ft)
of Grade A Space delivered as
JV with M&G Real estate



Advanced Manufacturing Park Rotherham

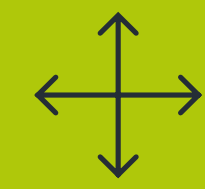
Occupiers include Advanced
Manufacturing Research Centre
(a partnership between Boeing
and University of Sheffield),
Rolls Royce, McLaren Automotive
and the UK Atomic
Energy Authority



740 acres



2.1m sq ft consented
commercial space and
3,890 consented homes



525,000 sq ft
of commercial space
delivered to date

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.



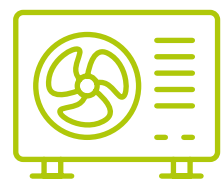
Target BREEAM
'Excellent'



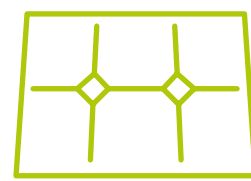
Net Zero
Carbon Ready



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 14,000 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](https://www.harworthgroup.com)

c14,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.8BN

POTENTIAL
GVA UPLIFT

37.7M

SQ FT OF
POTENTIAL
I&L SPACE





CGI is indicative.

Gascoigne Interchange

Leeds LS25

///WEDDING.CASSETTES.WEBCAMS



**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.

Matthew Smith
Senior Development Manager

[harworthgroup.com](https://www.harworthgroup.com)

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Harworth