



SITE PROFILE

LOGIC LEEDS

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A NEW 110 ACRE MIXED USE DEVELOPMENT SITE BEING PROMOTED TO PROVIDE HIGH QUALITY MANUFACTURING INDUSTRIAL AND WAREHOUSE UNITS IN A FULLY LANDSCAPED ENVIRONMENT IN LEEDS CITY REGION ENTERPRISE ZONE

KEY FACTS

DEVELOPER:
MUSE DEVELOPMENTS

PROJECT SIZE:
110 ACRE

TYPE:
COMMERCIAL

CONSTRUCTION / COMPLETION:
PHASED

LOCATION:
**LEEDS CITY REGION ENTERPRISE
ZONE (J45 M1)**



OVERVIEW

Logic Leeds is a new 110 acre mixed use development site being promoted to provide high quality manufacturing industrial and warehouse units in a fully landscaped environment, with high prominence and immediate connectivity to Junction 45 of the M1.

The site is situated in the Leeds City Enterprise Zone less than 10 minutes from Leeds city centre. Planning consent has already been achieved for up to 1.6 million sq ft of buildings on the site, all of which will be designed in accordance with the occupiers' required operation and specification and will be completed to the highest standards.

It is envisaged that the typical specification will incorporate large secure yards with trailer parking facilities. Individual requirements can also be accommodated. The following are general guideline specifications:

- High eaves building of 10 metres and upwards
- High security self-contained plots
- Sustainable and highly efficient buildings
- Dock and level access loading

How can we help?

Invest Leeds City Region offers a comprehensive service to investors from the initial point of enquiry right through to soft-landing and aftercare. We can help you identify, secure and fund the perfect solution for your business to grow.

- Fully fitted air conditioned and raised floor access office accommodation

The site is being delivered by Muse Developments, with the first building, Logic 80, completed; and the second, a 50,500 sq ft state of the art distribution hub for John Lewis due to complete in 2016.

OPPORTUNITY

Logic Leeds offers companies high quality, next generation build-to-suit solutions for their business. Large scale plots provide buildings typically from 20,000 sq ft to approximately 500,000 sq ft.

Logic Leeds also offers access to the markets and workforce within Leeds City Region which includes 7 million people within a one hour drive, Logic Leeds offers fiscal and operational benefits including:

- Unrivalled large scale development capabilities
- Fast track reserved matters planning
- Enterprise Zone and Assisted Area Status providing access to financial assistance
- Enhanced Capital Allowances

Our services include:

- Property search, match, advice and negotiation
- Support with access to finance and grants
- Soft-landing packages and facilities
- Support with recruitment of core and specialist staff
- Aftercare and ongoing business support
- Provide detailed intelligence and data
- Orientation visits for relocating staff