



WAKEFIELD HUB
J30, M62

WF3 4BY

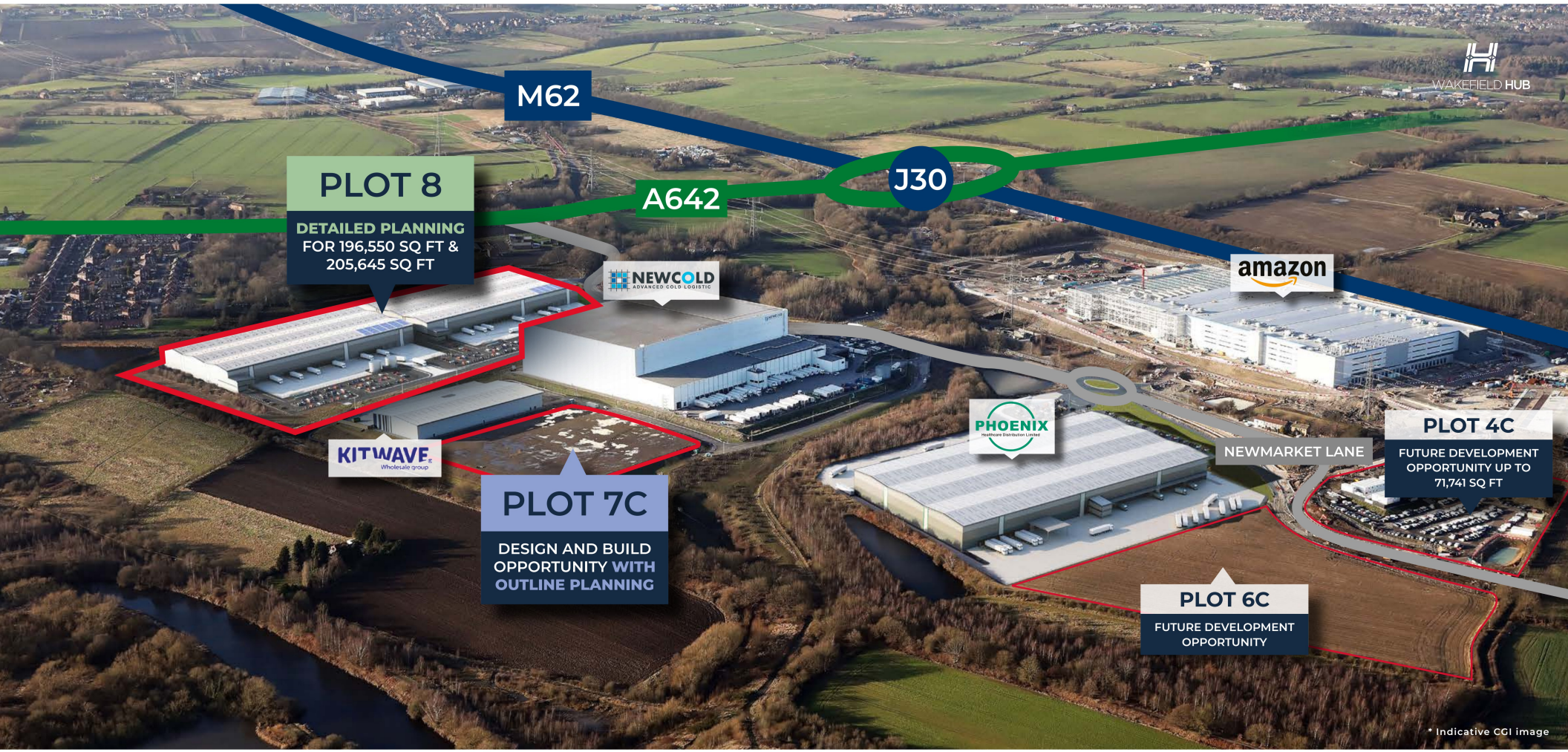
**PRIME INDUSTRIAL & LOGISTICS
WAREHOUSE OPPORTUNITIES**

UNITS FROM 105,206 - 402,195 SQ FT

A DEVELOPMENT BY

H B D


Yorkcourt



DEMOGRAPHICS



WITHIN 4.5 HRS
HGV DRIVE
POPULATION
45.4M PEOPLE



WORKING AGE
POPULATION
GROWTH
5% BY 2027



WITHIN
30 MINS
CAR DRIVE

POPULATION
2,050,000
WORKING AGE
1,325,000
UNEMPLOYED
75,000
ECONOMICALLY
INACTIVE
463,000

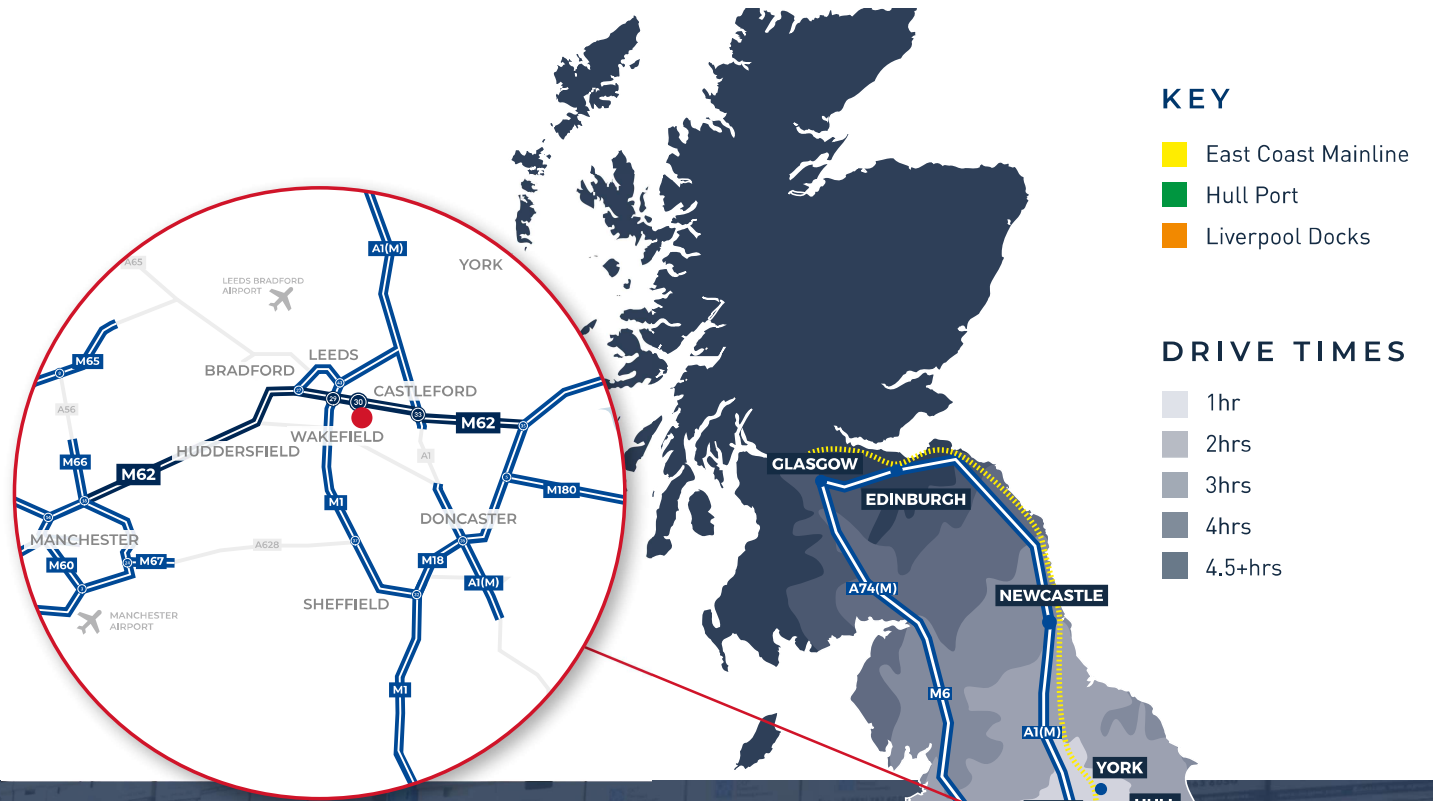


THE AVERAGE
HOURLY RATE
OF EARNINGS
IN WAKEFIELD
14% LOWER
THAN THE
NATIONAL
AVERAGE

LOCATION

Wakefield is one of the premier distribution locations in the North of England. It is located 9 miles south of Leeds, 25 miles north of Sheffield and 38 miles east of Manchester. Its strategic location near the intersection of the M1 and M62 motorways provides excellent access to the national motorway network and connects the major conurbations of Manchester and Leeds, as well as providing excellent access to the ports of Liverpool and Humberside.

 WF3 4BY
 YACHT
 PROTECT
 TAKERS



DRIVE TIMES

DESTINATION	DISTANCE	TIME
Leeds	9.4 miles	16 mins
York	30.5 miles	42 mins
Sheffield	32 miles	45 mins
Manchester	46.5 miles	1hr 4 mins
Liverpool	75.9 miles	1hr 33 mins
Newcastle	104 miles	1hr 48 mins
Birmingham	115 miles	1hr 54 mins
London (Central)	189 miles	3hrs 18 mins

PORTS

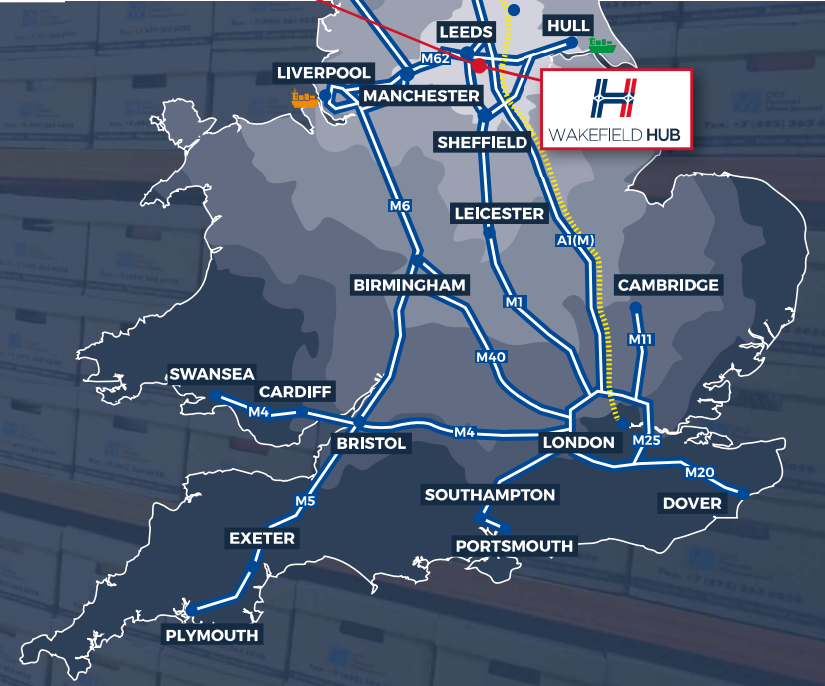
DESTINATION	DISTANCE	TIME
Hull Port	54.8 miles	59 mins
Liverpool Docks	76.3 miles	1hr 32 mins

AIRPORTS

DESTINATION	DISTANCE	TIME
Leeds Bradford Airport	18 miles	38 mins
Manchester Airport	58.8 miles	1hr

RAIL PORTS

DESTINATION	DISTANCE	TIME
Wakefield Europort	4.8 miles	8 mins
Stourton Freightliner Terminal	6.3 miles	11 mins
Doncaster International Railport	27.6 miles	36 mins



PLOT 8

PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

- DETAILED PLANNING FOR TWO UNITS OF **196,550 SQ FT & 205,645 SQ FT**
- 12 MONTH DELIVERY PERIOD

DETAILED PLANNING SECURED



* Indicative CGI image

* Indicative CGI image

SPECIFICATION



MINIMUM CLEAR WORKING HEIGHT OF 15M



YARD DEPTHS OF 50M



ELECTRIC CHARGING POINTS
UNIT 1 - 34
UNIT 2 - 32



1 MVA POWER SUPPLY TO EACH UNIT



18 DOCK LEVEL LOADING DOORS



CAR PARKING SPACES
UNIT 1 - 168
UNIT 2 - 159



HGV PARKING BAYS
UNIT 1 - 20
UNIT 2 - 24



50 KN/M² FLOOR LOADING



4 LEVEL ACCESS DOORS



8 ACCESSIBLE CAR PARKING BAYS



TARGET EPC 'A'



TWO STOREY OFFICES



TARGET BREEAM 'VERY GOOD'

PLOT 8

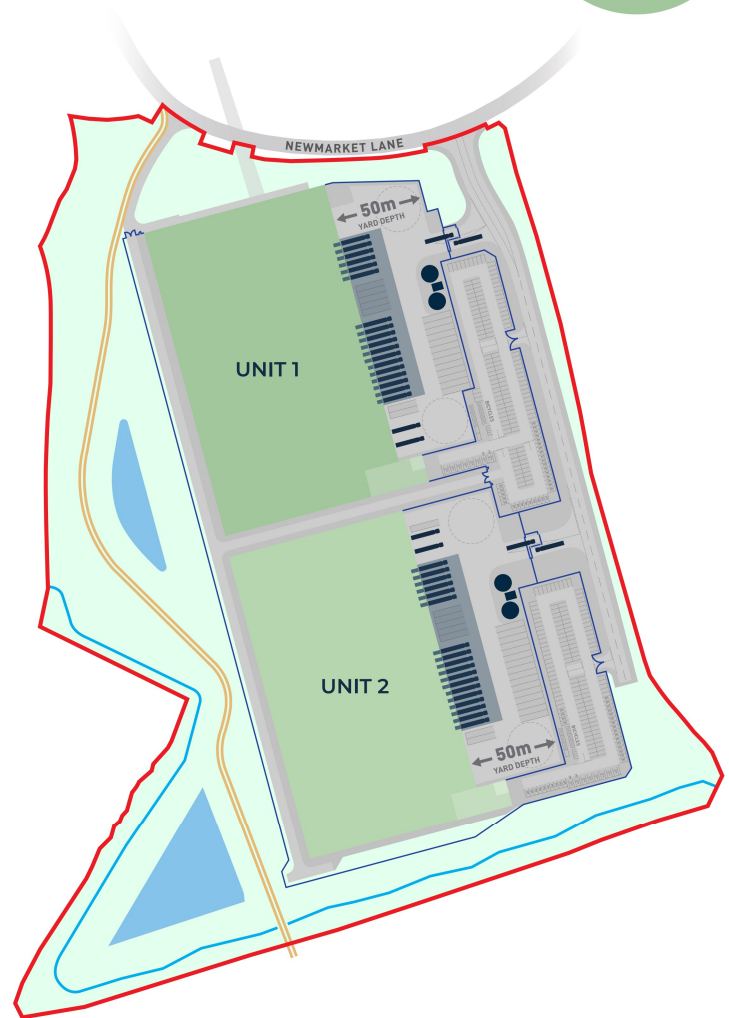
ACCOMMODATION & SITE PLAN

DETAILED
PLANNING
SECURED

The units are to be constructed with the following approximate Gross Internal Areas (the 'Target GIA').

UNIT 1	SQ M	SQ FT
Warehouse	18,195.06	195,850
Ground Floor Office	455.04	4,898
First Floor Office	454.95	4,897
Total	19,105.05	205,645

UNIT 2	SQ M	SQ FT
Warehouse	17,390.06	187,185
Ground Floor Office	435.06	4,683
First Floor Office	434.97	4,682
Total	18,260.09	196,550



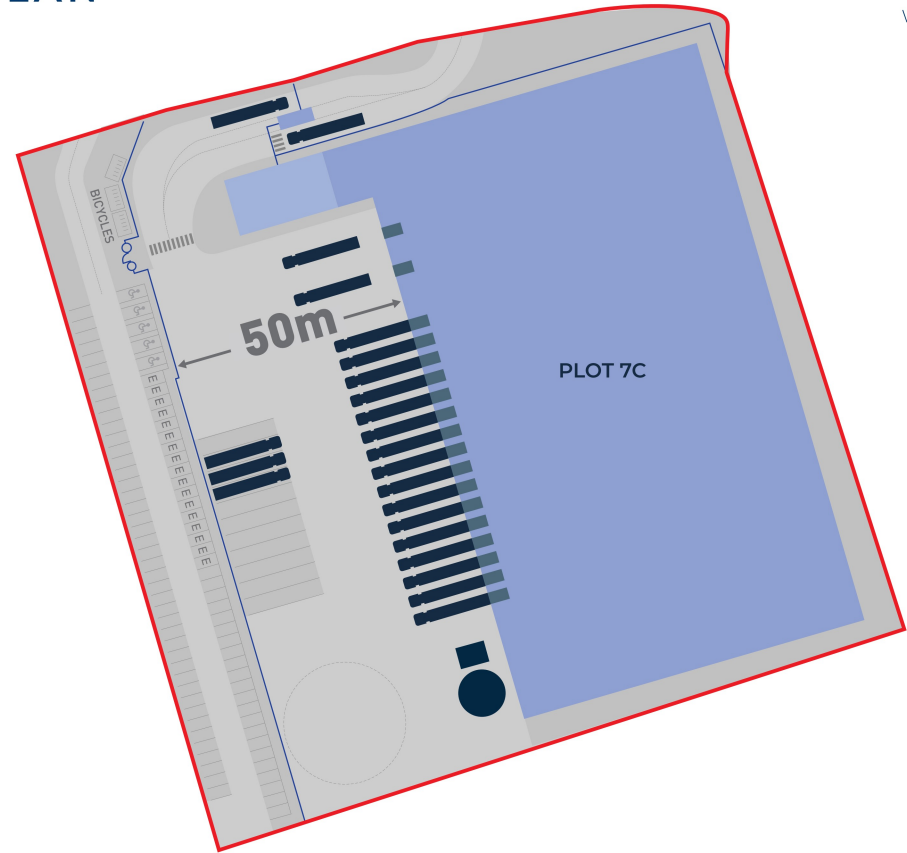
* Indicative CGI image

PLOT 7C

DESIGN & BUILD OPPORTUNITY

- OUTLINE PLANNING FOR UP TO 105,206 SQ FT
- OVEN READY SITE

SITE PLAN



-  UP TO 15M CLEAR WORKING HEIGHT
-  16 DOCK LEVEL LOADING DOORS
-  2 LEVEL ACCESS DOORS
-  YARD DEPTH OF 50M
-  82 CAR PARKING SPACES
-  5 ACCESSIBLE PARKING BAYS
-  17 ELECTRIC CHARGING POINTS
-  11 HGV PARKING BAYS
-  1 MVA POWER SUPPLY
-  50 KN/M² FLOOR LOADING
-  TARGET EPC 'A'
-  TWO STOREY OFFICES

INDICATIVE SPECIFICATION

ACCOMMODATION

The unit is to be constructed with the following approximate Gross Internal Areas (the 'Target GIA').

UNIT	SQ M	SQ FT
Warehouse	9,291	100,007
Office	464	4,994
Gate House	19	205
Total	9,774	105,206



*Existing Kitwave unit to show indicative specification





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