

AVAILABLE IMMEDIATELY



TO LET

HIGH SPECIFICATION INDUSTRIAL/ LOGISTICS WAREHOUSE

57,098 sq ft (5,305 sq m)

SAT NAV: WF10 5HX

OVERVIEW

Leftfield Wakefield is a new industrial / logistics warehouse located in West Yorkshire. The scheme is strategically situated within a mile of Junction 32 of the M62, which provides excellent access to the M1 and A1(M).

Leftfield Wakefield is within an exceptional development and is suitable for a vast range of occupiers seeking to optimise their business activities in Yorkshire to the rest of the UK.



NEARBY OCCUPIERS



PRIME LOCATION
J32 M62

ESTATE
SELF-SECURED,
PRIVATE SITE

HIGH SPECIFICATION
NEWLY DEVELOPED,
GRADE A WAREHOUSE
OF 57,098 SQ FT

FUTURE PROOF
BREEAM
'EXCELLENT'
EPC A RATING

UNIT 1

ACCOMMODATION

FLOOR	SQ FT	SQ M
Warehouse	51,262	4,762
Two-storey Office	5,836	542
TOTAL (GIA)	57,098	5,304

SPECIFICATION



Haunch Height of 12.5m



500kVA of Power (ability to increase)



4 Level Access Doors



56 Car Parking Spaces



6 Dock Loading Doors



Self-Secured, Gated Site



Grade A Open Plan Office



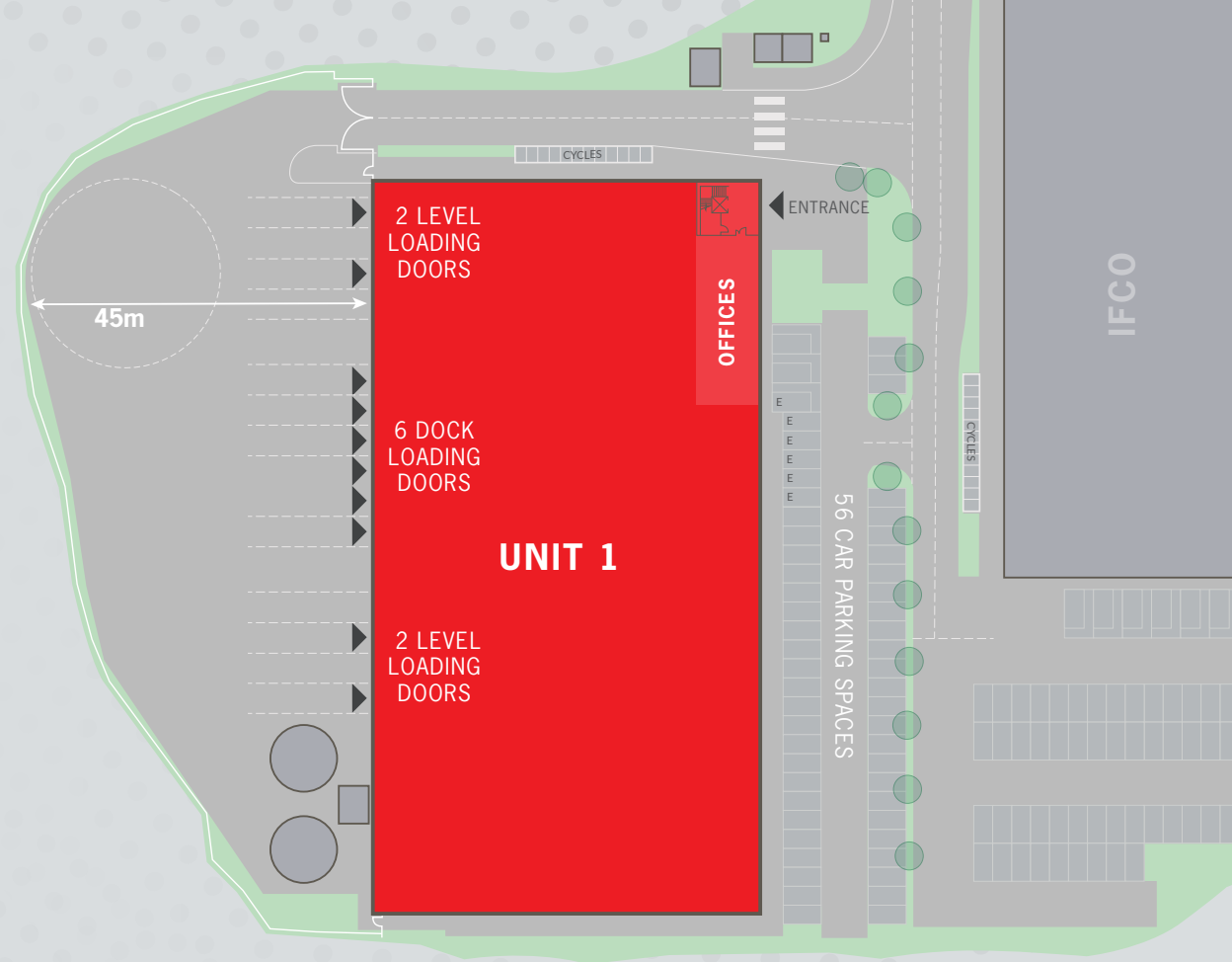
45m Max Yard Depth



VNA Racking 7,056 Pallets



Wide Aisle Racking 5,556 Pallets



SUSTAINABILITY



6 EV Charging Bays



LED Lighting



EPC A Rating



Solar PVS



BREEAM 'Excellent' Rating



6 Passive EV Charging Bays



15% Roof Lights



Bicycle Spaces



Air Source Heat Pumps



Enhanced Cladding



Responsible Sourcing



Energy Metering Technology



LOCATION

Leftfield Wakefield benefits from access to Junction 32 of the M62 which is within close proximity to both the M1 and A1(M) intersections, providing easy access to the national motorway network.



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AIRPORTS

AIRPORTS	DISTANCE	JOURNEY
LEEDS BRADFORD	23 MILES	44 MINS
MANCHESTER	65 MILES	1 HR 11 MINS
EAST MIDLANDS	73 MILES	1 HR 16 MINS

PORTS

PORTS	DISTANCE	JOURNEY
HULL	49 MILES	58 MINS
IMMINGHAM	60 MILES	1 HR 5 MINS
LIVERPOOL	81 MILES	1 HR 37 MINS

LOCATIONS

LOCATIONS	DISTANCE	JOURNEY
M62 J32	1 MILE	2 MINS
A1(M)	2 MILES	4 MINS
M1 J42	8 MILES	11 MINS
WAKEFIELD	9 MILES	21 MINS
LEEDS	15 MILES	26 MINS
DONCASTER	19 MILES	29 MINS
SHEFFIELD	37 MILES	51 MINS

RAIL

RAIL	DISTANCE	JOURNEY
GLASSHOUGHTON	1 MILE	2 MINS
WAKEFIELD EUROPORT	3 MILES	7 MINS
WAKEFIELD WESTGATE	9 MILES	20 MINS
LEEDS FREIGHT LINER	11 MILES	17 MINS

PLANNING

The site has planning for B2 and B8 uses.

TERMS

The unit will be available on a Full Repairing and Insuring lease, for a term of years to be agreed. Further information is available on request.

VAT

VAT is applicable.

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