

**TO LET /
FOR SALE
B2/B8 Units**

Unit 6A & Unit 6B

75,000 SQ.FT. & 167,000 SQ.FT.

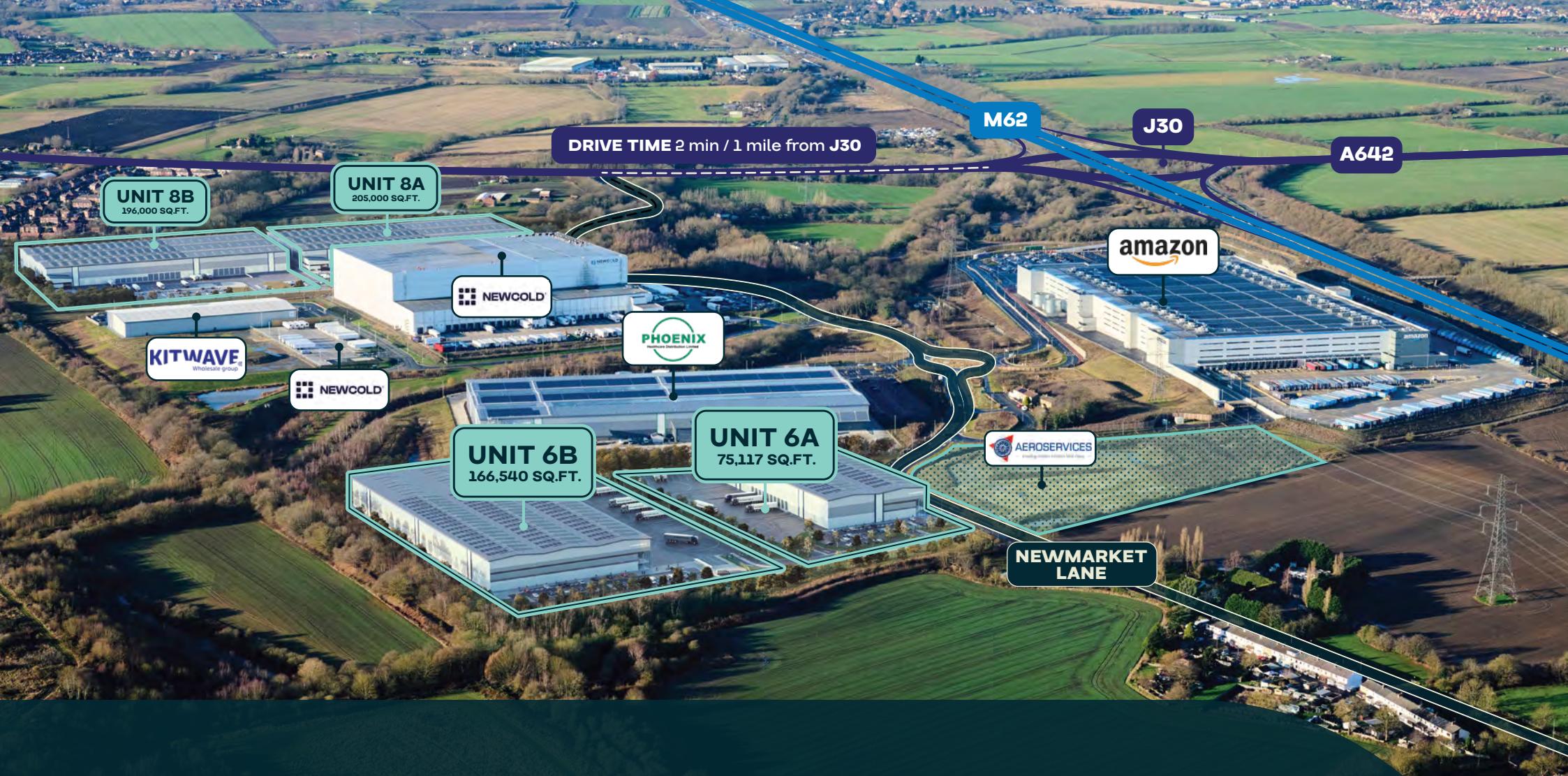
Bespoke flexible layouts to suit occupiers



www.wakefieldhub.co.uk

J30 M62 / WF3 4FE

WGKEFIELD HUB



WAKEFIELD HUB is a premier business location adjacent to J30 of the M62 and home to a range of high quality occupiers such as Amazon, Newcold, Phoenix and Kitwave.

Located 9 miles south of Leeds, 25 miles north of Sheffield and 38 miles east of Manchester, its strategic location 2 minutes from the intersection of the M1 and M62 motorways provides excellent access to the national motorway network, major conurbations of Manchester and Leeds, and excellent access to the national ports such as Liverpool and Humberside.



EXTENSIVE LOCAL LABOUR POOL



ALLOCATED EMPLOYMENT SITE



UNITS CAN BE DELIVERED IN UNDER 18 MONTHS

UNIT 6A



Flexible design & build opportunities available



Allocated employment site



Units can be delivered in under 18 months



Target BREEAM Excellent



Target EPC A

SPECIFICATIONS

Total Size	75,117 SQ FT
Warehouse	68,286 SQ FT
Ground Floor Office	2,277 SQ FT
First Floor Office	2,277 SQ FT
Second Floor Office	2,277 SQ FT
Loading Doors	12 (10 dock levellers / 2 level access)
HGV Parking Bays	36
Car Parking Bays	55
Electric Charging Bays	15



15m clear height to underside of haunch



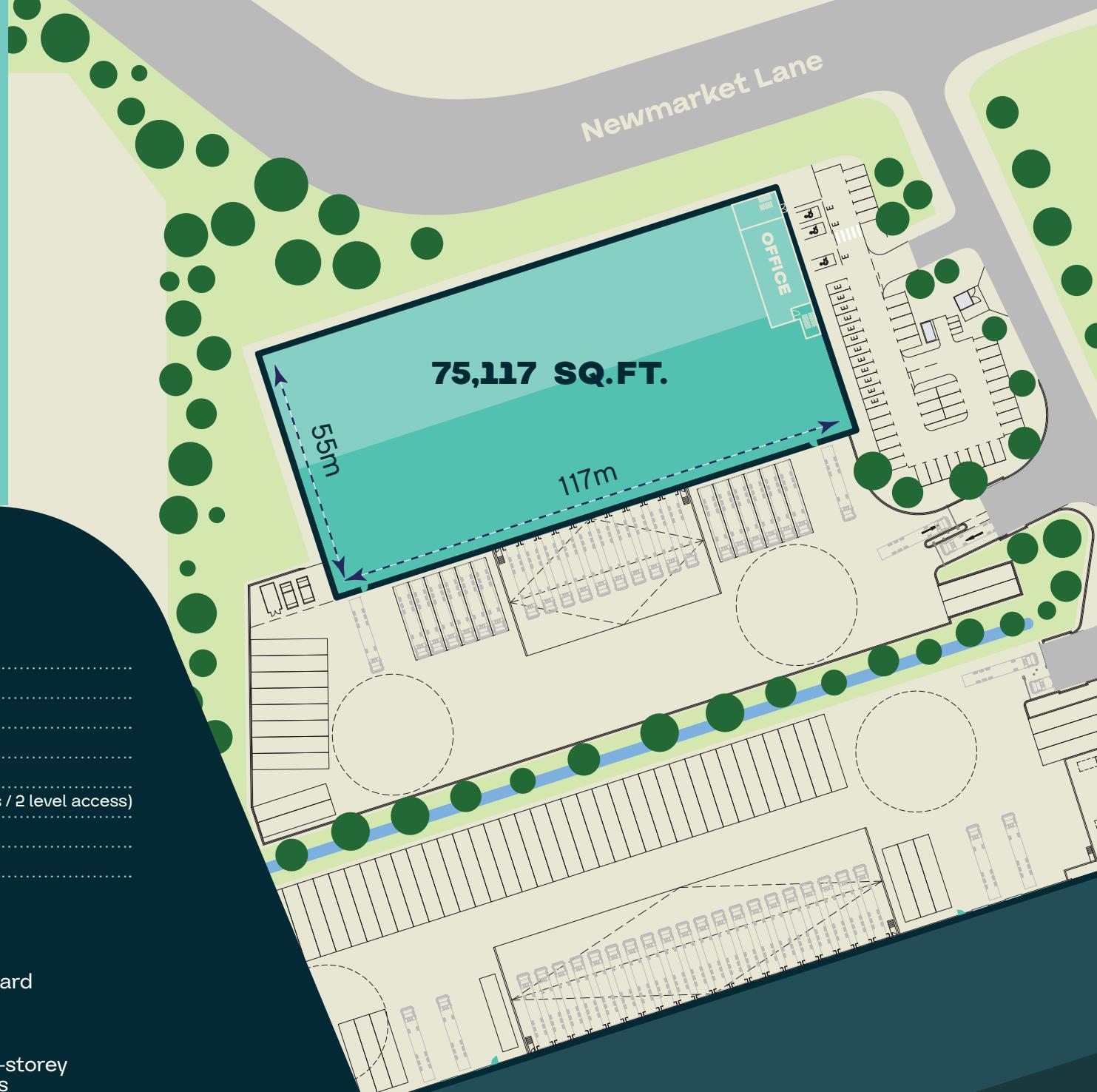
45m yard depth



50 KN/m² floor loading



Three-storey offices



UNIT 6B



Flexible design & build opportunities available



Allocated employment site



Units can be delivered in under 18 months



Target BREEAM Excellent



Target EPC A

SPECIFICATIONS

Total Size	166,540 SQ FT
Warehouse	149,683 SQ FT
Ground Floor Office	5,619 SQ FT
First Floor Office	5,619 SQ FT
Second Floor Office	5,619 SQ FT
Loading Doors	24 (20 dock levellers / 4 level access)
HGV Parking Bays	70
Car Parking Bays	113
Electric Charging Points	28



15m clear height to underside of haunch



50m yard depth



50 KN/m² floor loading

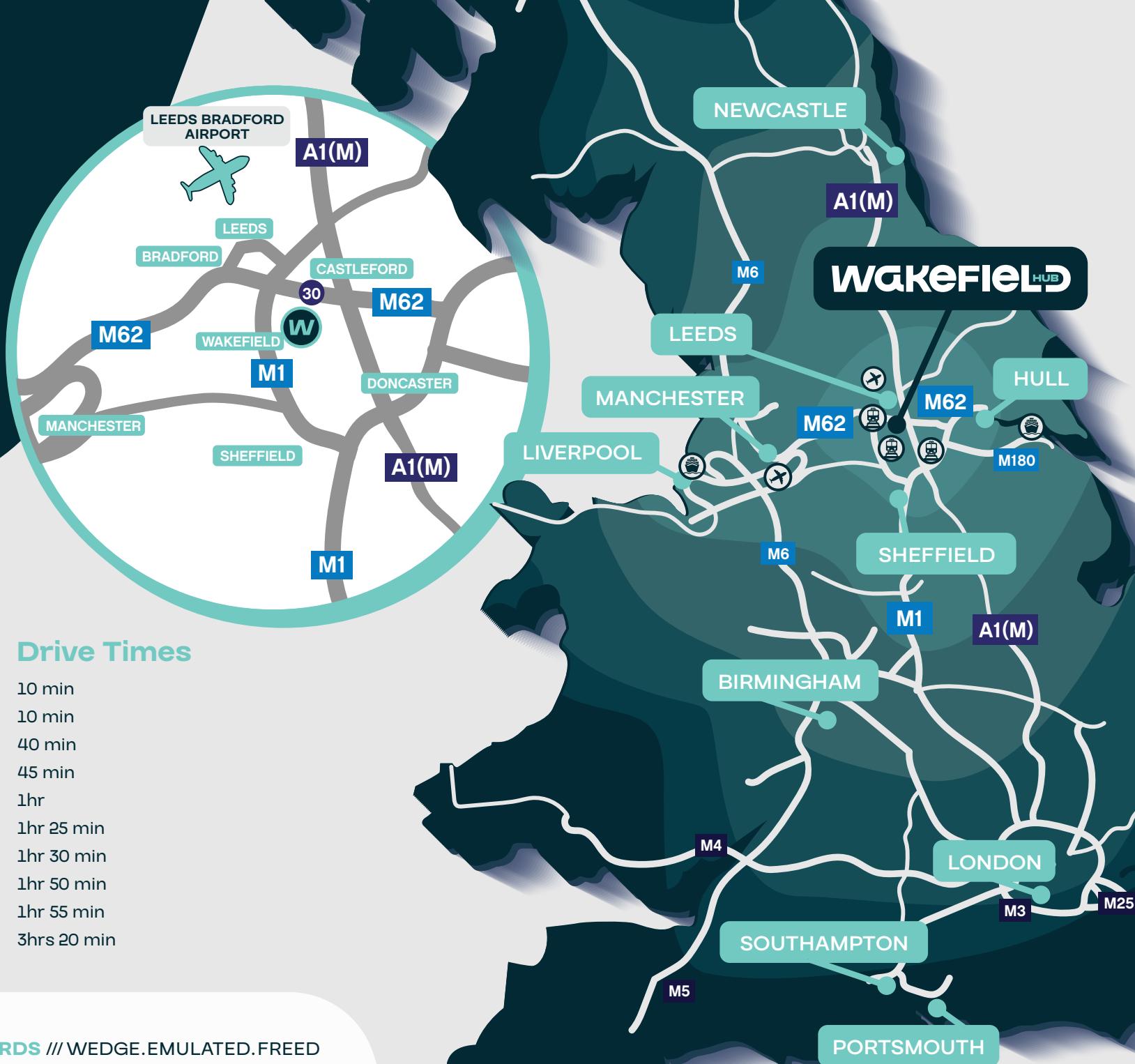


Three-storey offices



LOCATION

Adjacent to J30 of the M62
2 miles / 2 minutes from M1
8 miles / 8 minutes from A1(M)
Close to Normanton and Outwood train stations
Served by regular local bus services to the site





SUSTAINABILITY



BREEAM Excellent



Net Zero Carbon Ready Units



Roof mounted PV



EPC Rating A



EV charging points with futureproofing for expansion



Extensive landscaping



Sustainable access by foot, bike and bus



WAKEFIELD HUB

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HBD
PART OF HENRY BOOT



Yorkcourt