

**TO LET /
FOR SALE**
Logistics Units

Unit 8A & Unit 8B

196,000 SQ.FT. & 205,000 SQ.FT.

J30 M62 / WF3 4FE



www.wakefieldhub.co.uk

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 HB Clark.

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



DETAILED PLANNING SECURED FOR B8 USERS



UNITS CAN BE DELIVERED IN UNDER 12 MONTHS

UNIT 8A



Detailed planning secured & implemented



Units can be delivered in under 12 months



Target BREEAM Excellent



Target EPC A

SPECIFICATIONS

Total Size	205,645 SQ FT
Warehouse	196,850 SQ FT
Ground Floor Office	4,898 SQ FT
First Floor Office	4,897 SQ FT
Loading Doors	18 dock level / 4 level access
HGV Parking Bays	20
Car Parking Bays	176 (including 8 accessible)
Electric Charging Points	34



15m clear height to underside of haunch



50m yard depth



50 KN/m² floor loading



Two-storey offices



UNIT 8B



Detailed planning secured & implemented



Units can be delivered in under 12 months



Target BREEAM Excellent



Target EPC A

SPECIFICATIONS

Total Size	196,550 SQ FT
Warehouse	187,185 SQ FT
Ground Floor Office	4,683 SQ FT
First Floor Office	4,682 SQ FT
Loading Doors	18 dock level / 4 level access
HGV Parking Bays	24
Car Parking Bays	167 (including 8 accessible)
Electric Charging Points	32



15m clear height to underside of haunch



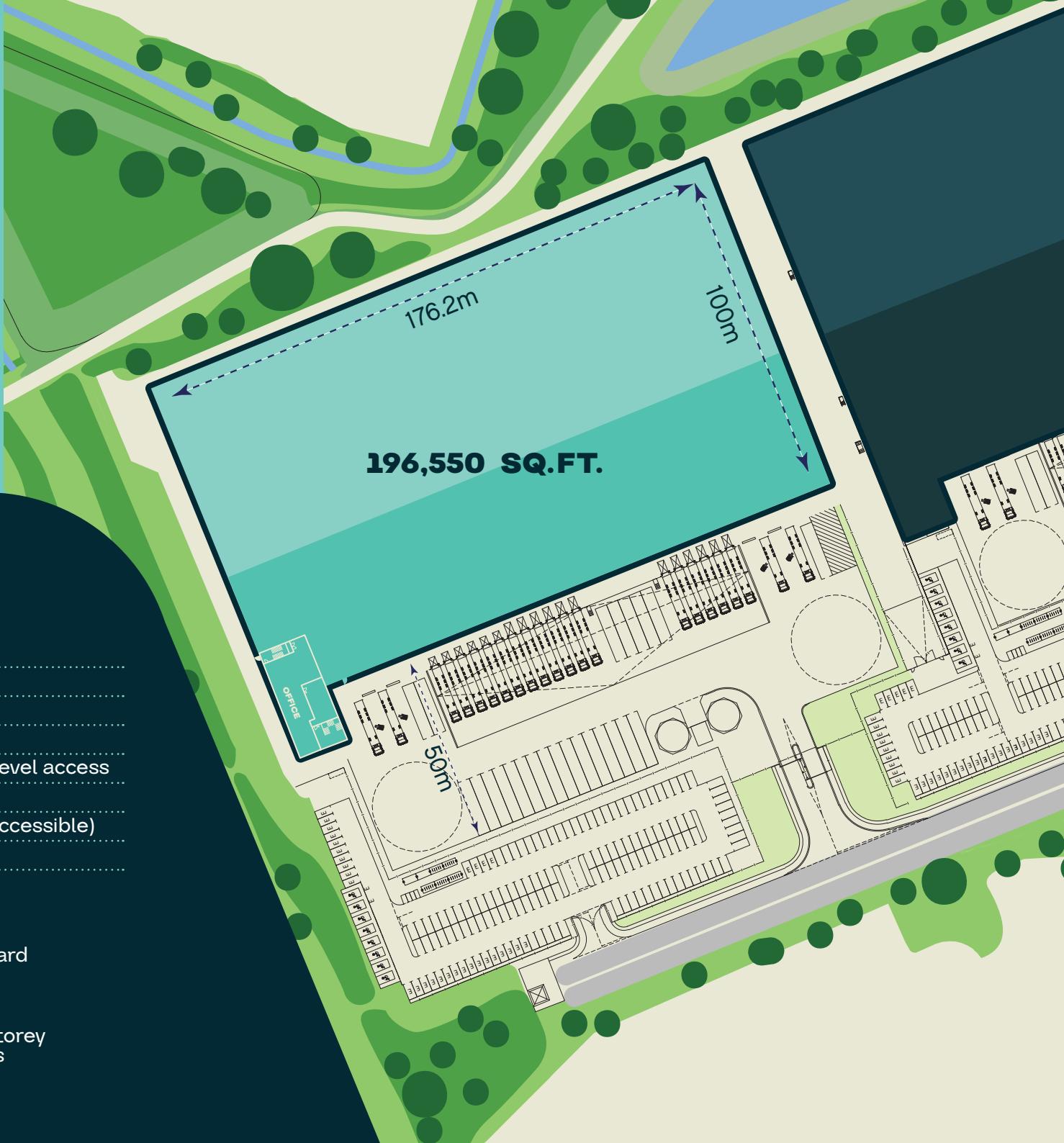
50m yard depth



50 KN/m² floor loading

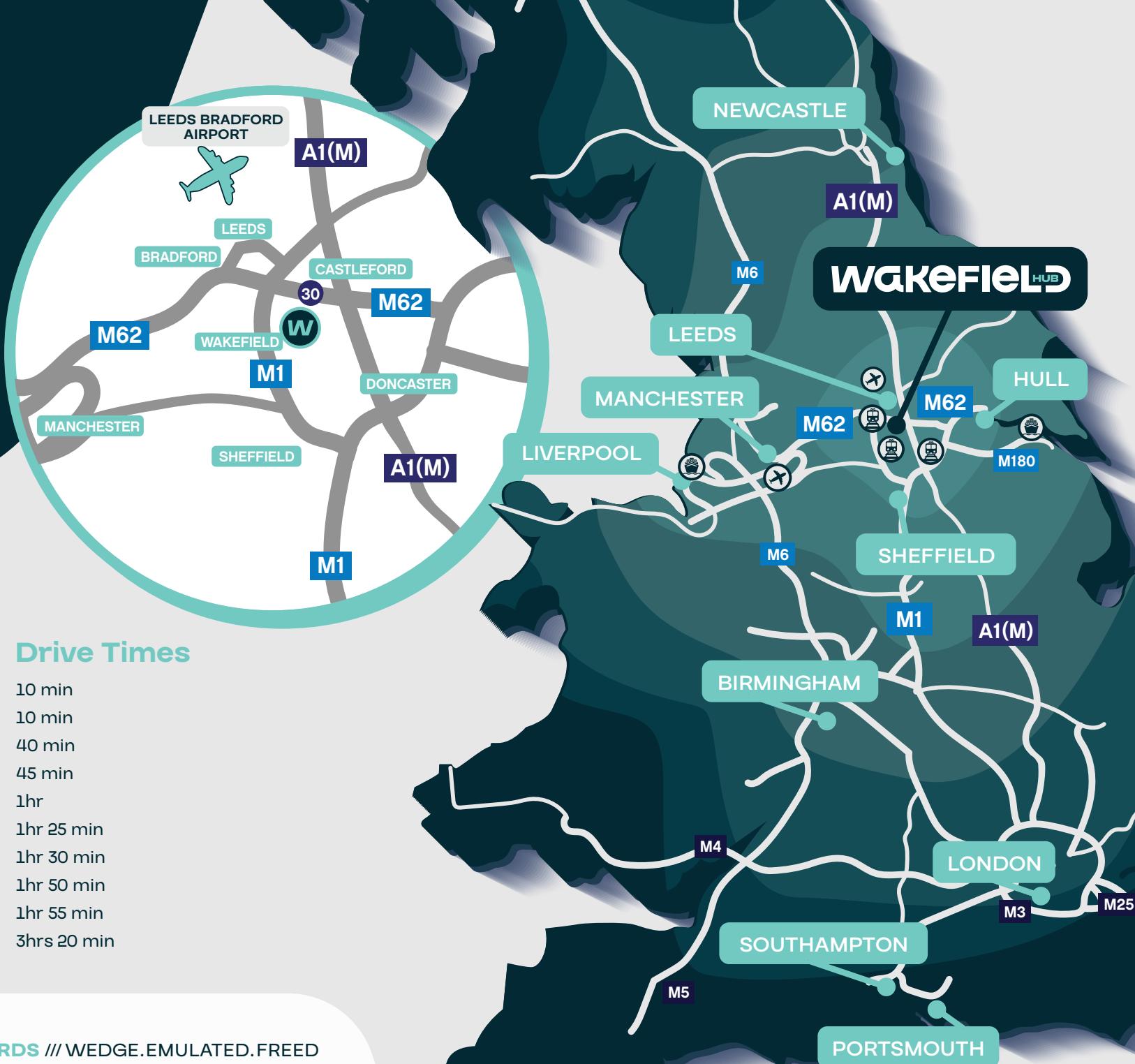


Two-storey offices



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



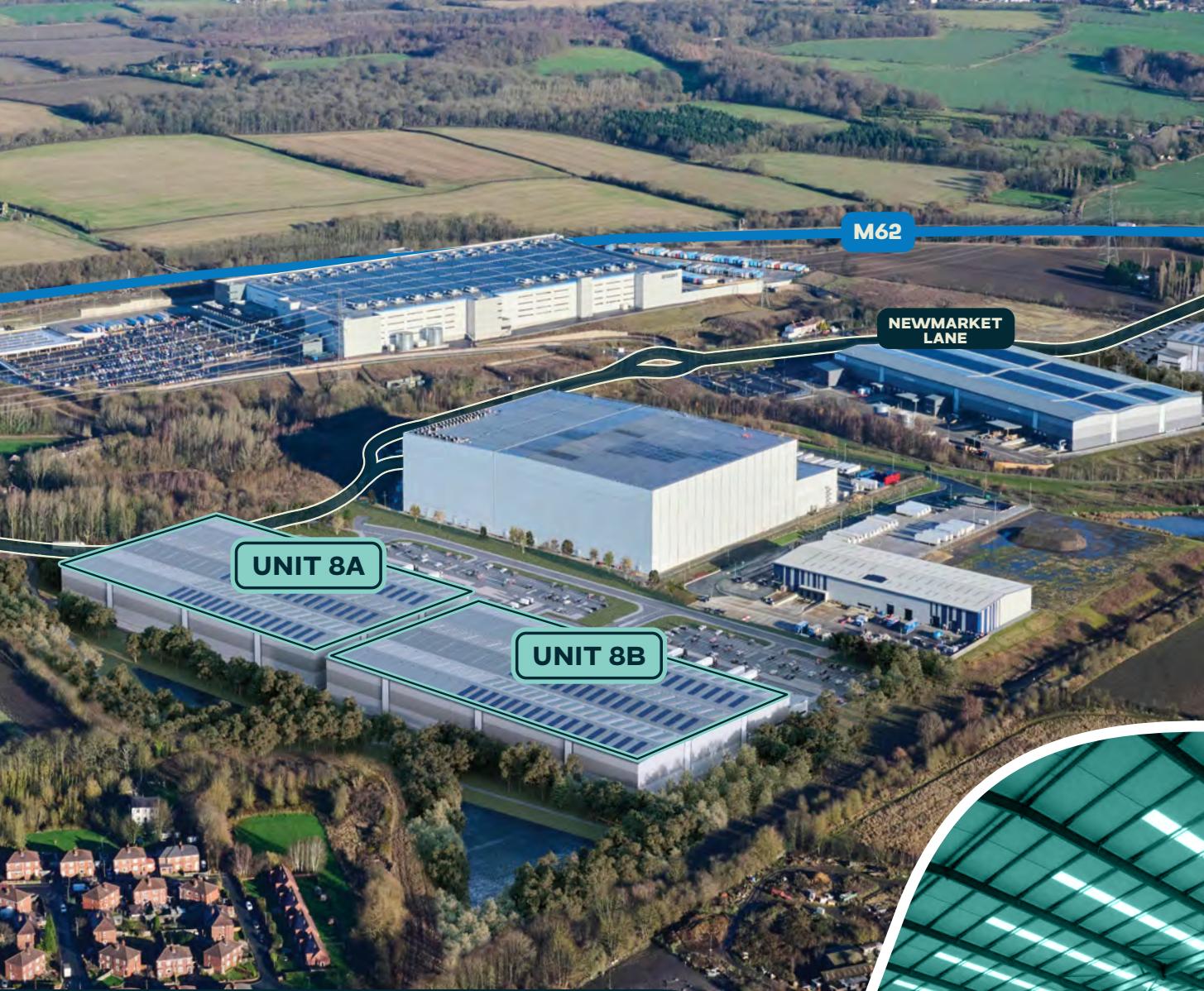
CONNECTIVITY

Destination

Wakefield Europort
Stourton Freightliner Terminal
Doncaster Freightliner Terminal
Leeds Bradford Airport
Manchester Airport
East Midlands Airport
Liverpool
Newcastle
Birmingham
London

Drive Times

10 min
10 min
40 min
45 min
1hr
1hr 25 min
1hr 30 min
1hr 50 min
1hr 55 min
3hrs 20 min



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



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