

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

WAKEFIELD 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, it's 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



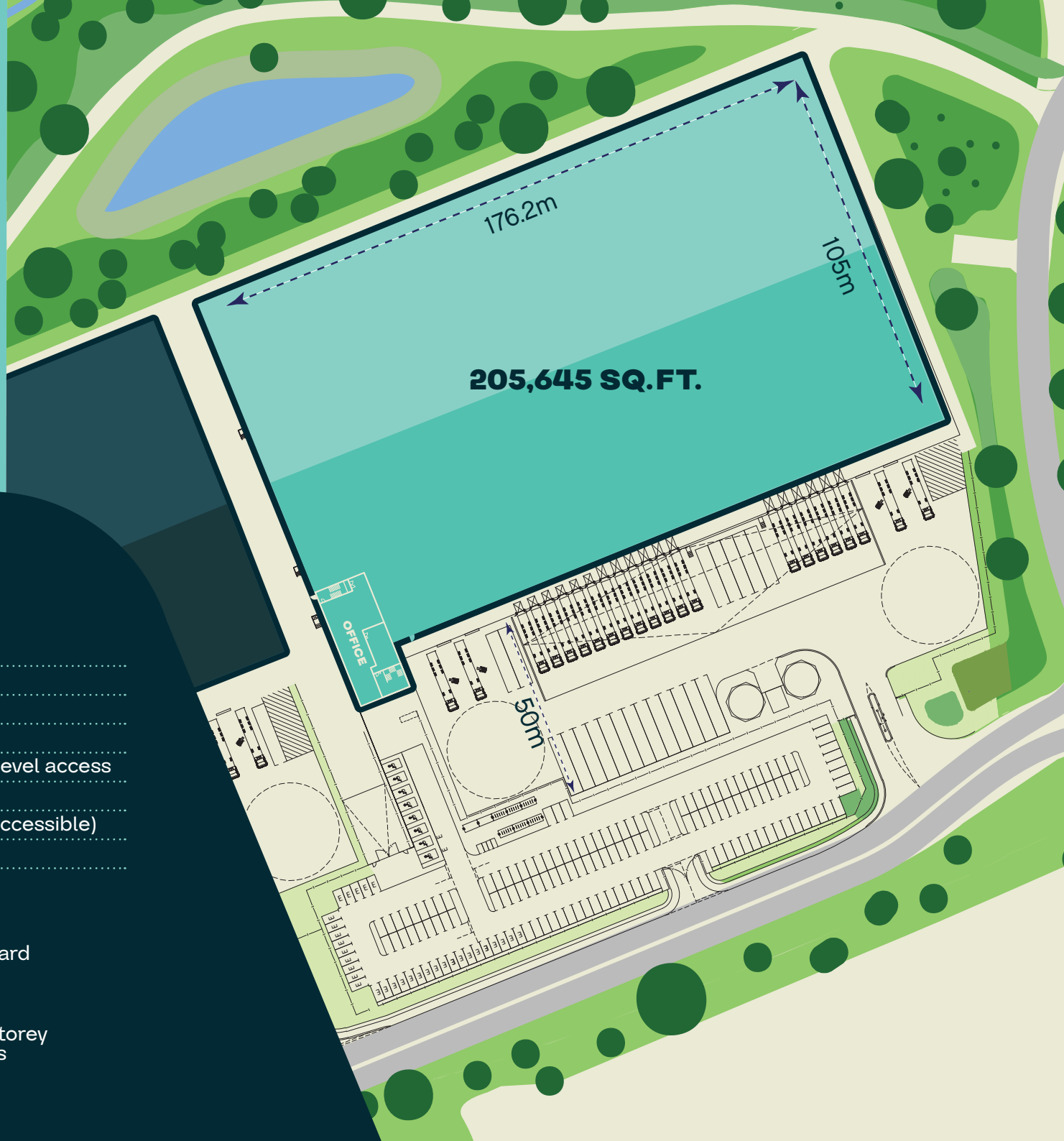
50m yard
depth



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

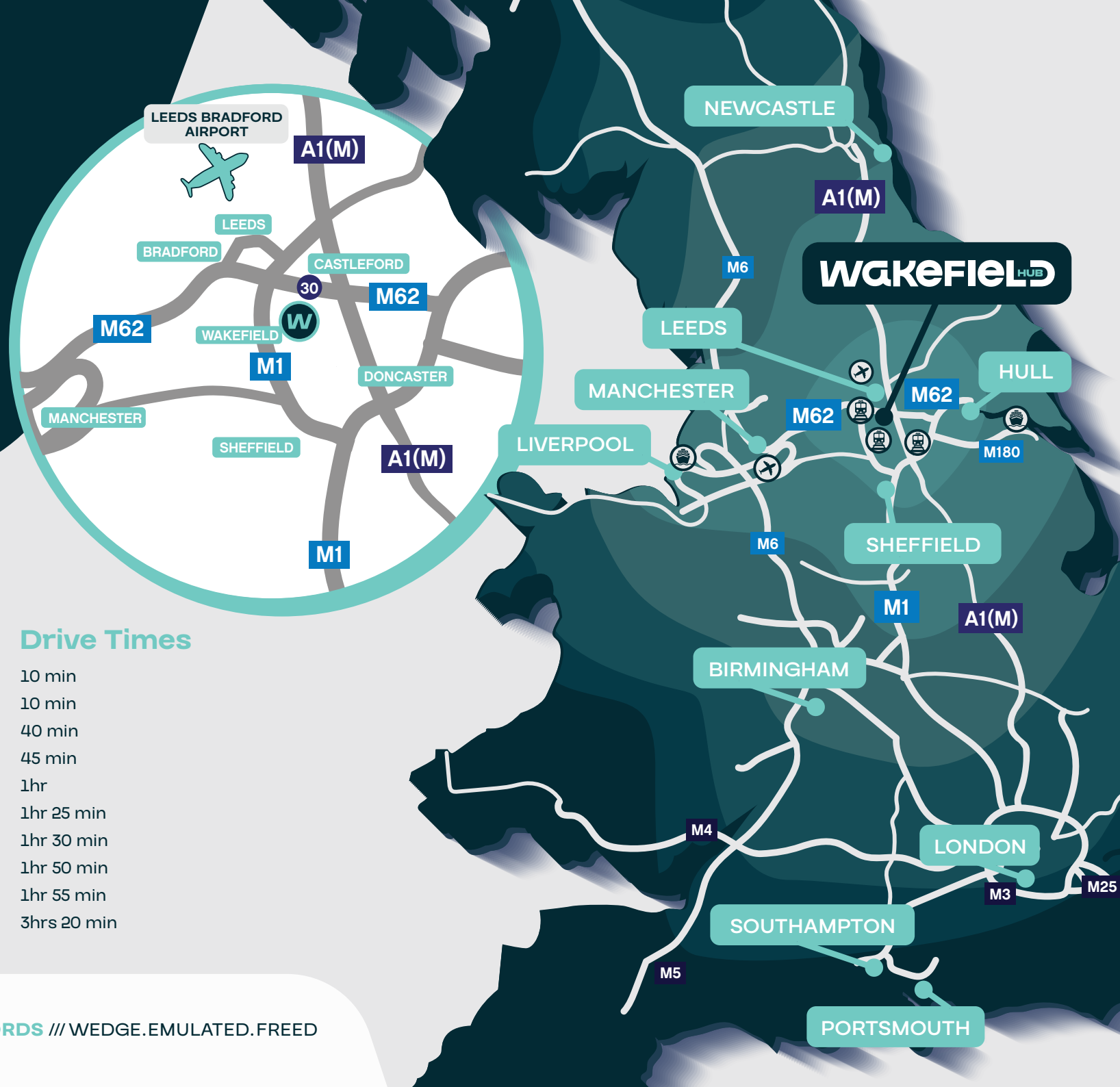
Adjacent to J30 of the M62

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

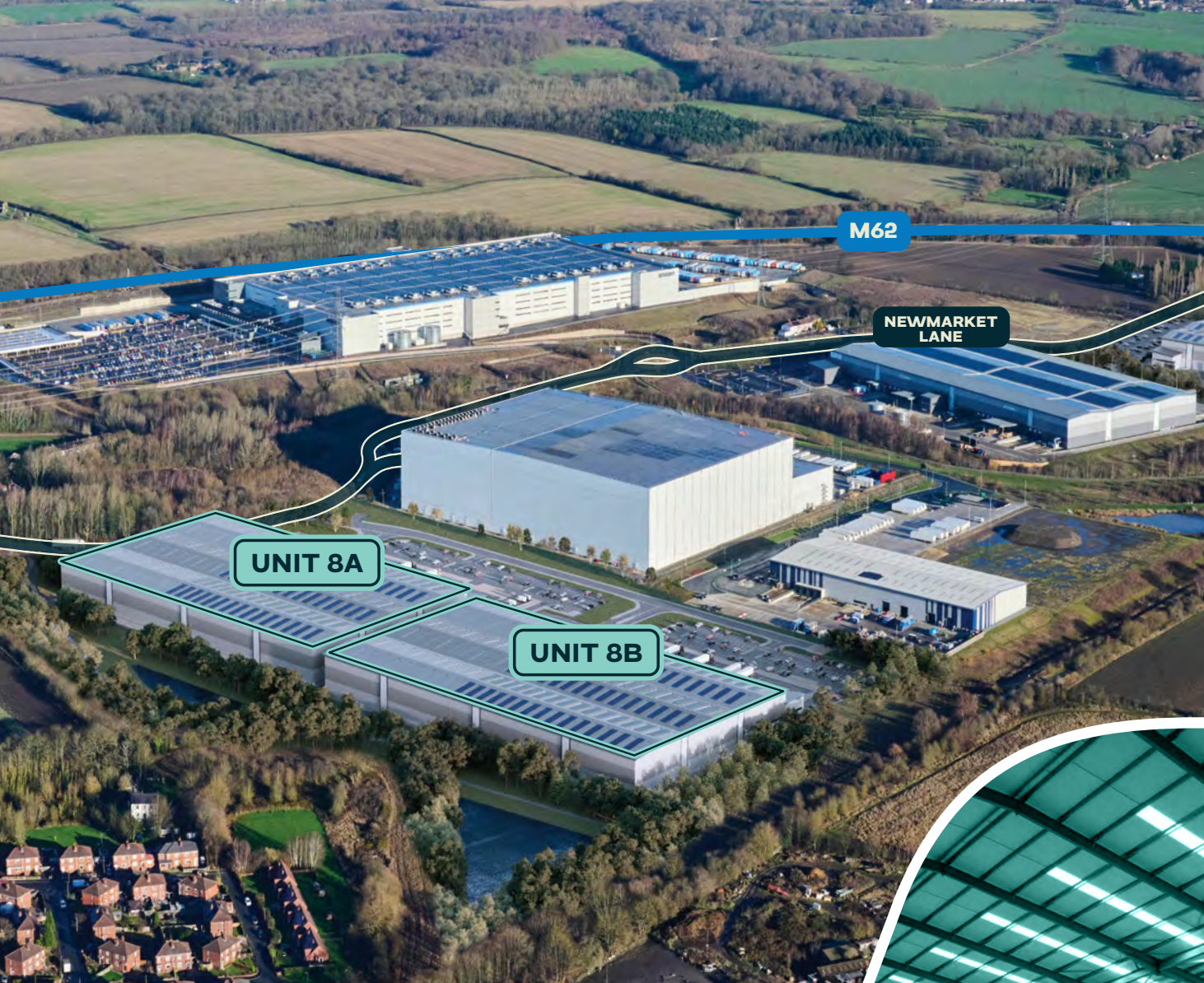
1hr 25 min

1hr 30 min

1hr 50 min

1hr 55 min

3hrs 20 min



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

SUSTAINABILITY



WAKEFIELD HUB

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PART OF HENRY BOOT



Yorkcourt

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