

TO LET

16,352 sq m (176,016 sq ft)

Wakefield³¹
WAKEFIELD EUROPORT

Junction

31 M62



Modern Refurbished Distribution Unit

31

M62

- Located directly off Junction 31 of the M62
- Large secure service yard
- Up to 13.4m eaves height
- 17 Loading doors
- Generous car parking provision





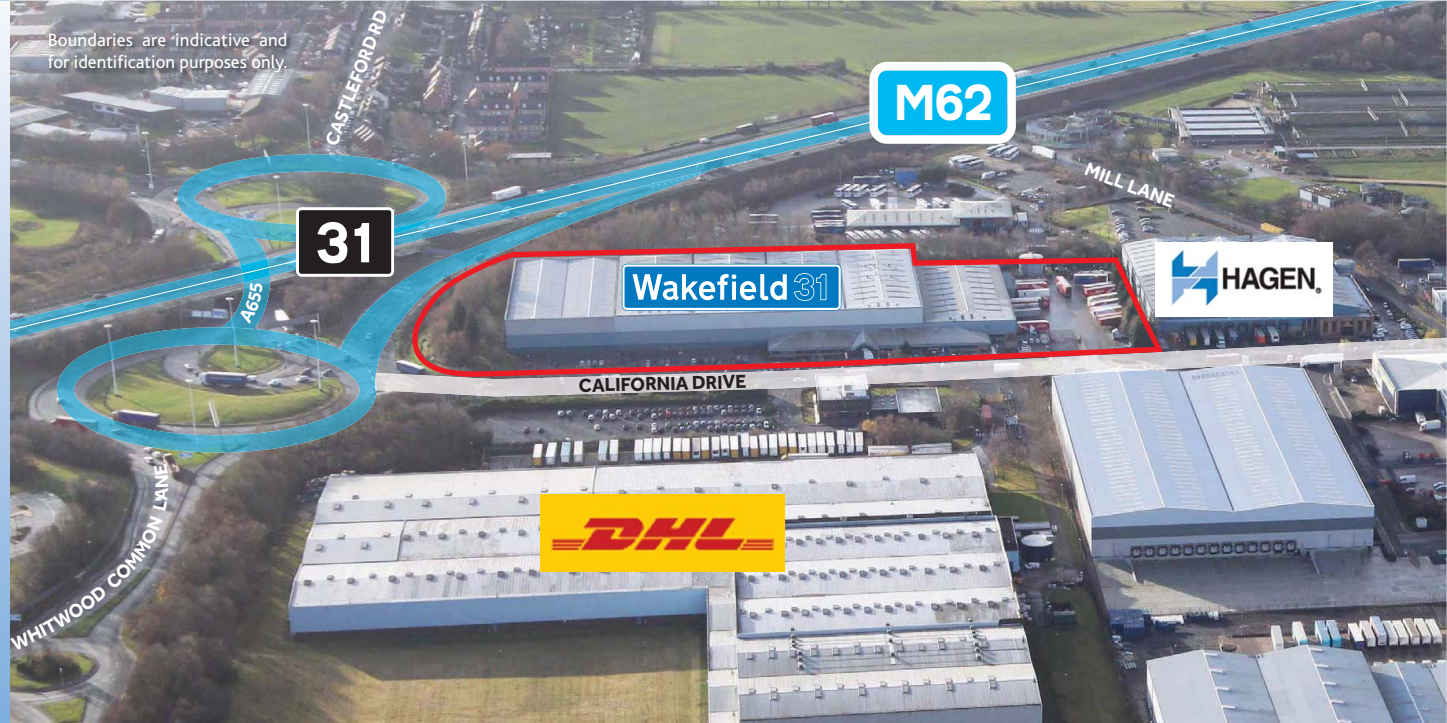
DESCRIPTION

The property comprises a modern seven bay warehouse of steel portal frame construction with single storey high quality office and welfare accommodation. The property has undergone an extensive refurbishment and finished to a very high standard. Further detail is available via the letting agents.

SPECIFICATION

The unit benefits from the following:

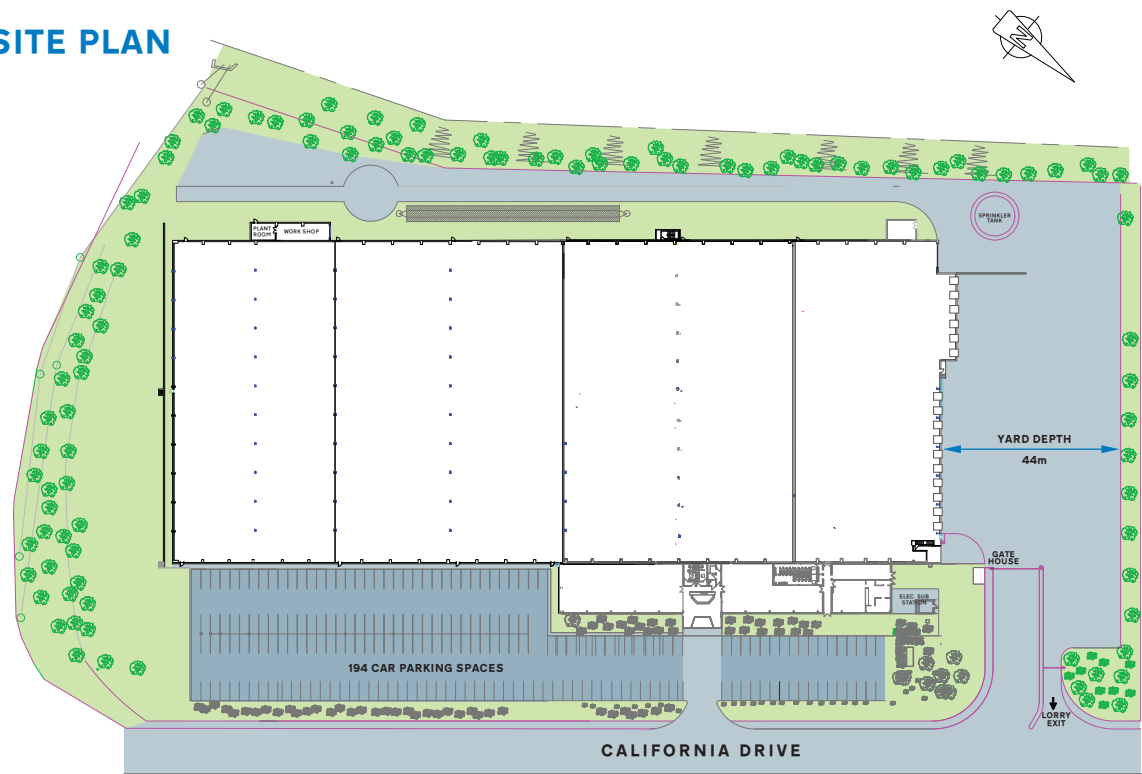
- Main warehouse bays - 12-13.4m eaves height
- Marshalling area - 7.3 metre eaves height
- 17 loading doors (including 16 docks)
- Fully fitted with warehouse heating and lighting
- Sprinkler System in situ
- Secure service yard and security gatehouse with barrier
- 500 KVA power supply immediately available
- Large car park providing 194 spaces



Modern Refurbished Distribution Unit of 176,016 sq ft



SITE PLAN



PLANNING

The property benefits from consent for B8 use with no restrictions on hours of use.

Interested parties should make their own enquiries with Wakefield MBC.



ACCOMMODATION

We have measured the property to have the following approximate gross internal area:

Accommodation	Sq m	Sq ft
Warehouse	12,346	132,892
Marshalling/Loading Bay	2,935.2	31,594
Offices and Welfare	1,036.1	11,153
Pumphouse	35	377
Total	16,352.3	176,016

BUSINESS RATES

The rateable value is currently being re-assessed. Further information available on request.

EPC

The property provides the following:

Score: 61

Rating: C

Full EPC documentation is available on request.

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. For further information, please contact either of the joint letting agents.

POTENTIAL PALLET POSITIONS

Narrow Aisle: approx 25,536 pallets

Wide & Narrow: approx 20,160 pallets

Indicative racking plans are available on request.

Wakefield 31

WAKEFIELD EUROPORT

Junction

31 M62



DISTANCES

MOTORWAYS

* Source- Google Maps

J31 M62	0.25 miles
A1 /M62 intersection	4.5 miles
M62 / M1 intersection	5.5 miles
M62 / M18 intersection	19 miles

TOWNS

Wakefield	6.5 miles
Leeds	12 miles
Sheffield	35 miles
Manchester	49 miles
Hull	49 miles
London	194 miles



LOCATION

The property is situated within Wakefield Europort, one of Yorkshire's most established and sought after distribution locations. The property prominently fronts California Drive, which directly links with Junction 31 of the M62. Wakefield 31 is strategically positioned to benefit from the region's wider motorway network with easy access to the A1(M), M1 and M18 corridors. Notable local occupiers include:



KUEHNE+NAGEL



VIEWINGS/ENQUIRIES

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