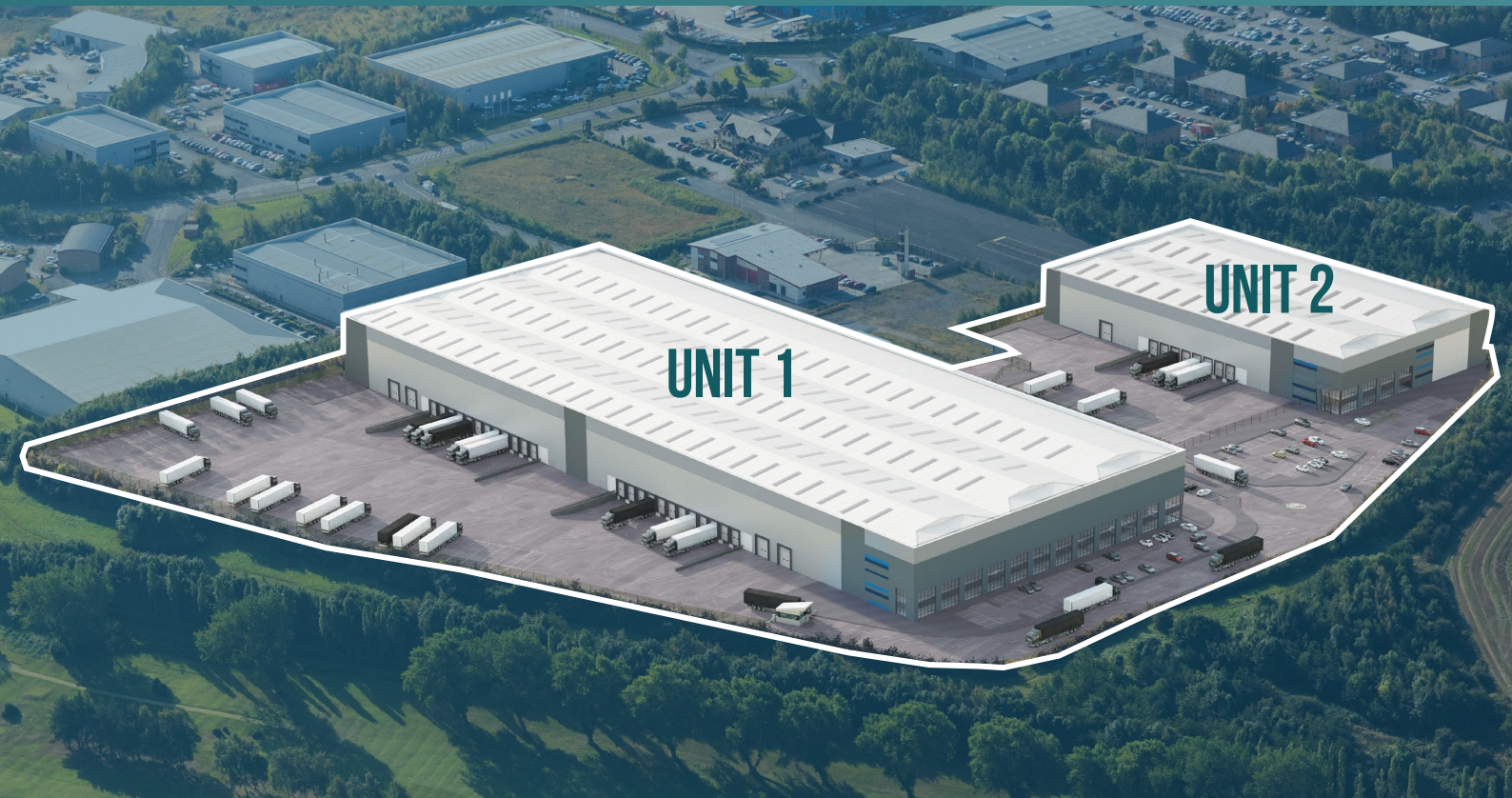


# PLP WAKEFIELD



**75,105 & 236,250 SQ FT  
PRIME LOGISTICS UNITS  
AVAILABLE APRIL 2021**

LOCATED AT J40 | M1  
SILKWOOD PARK, WAKEFIELD, WF5 9TP



# PLP WAKEFIELD

WAKEFIELD  
2.1 MILES

ABSOLUTE  
warehouse  
services



Primaflow F&P

COMPLETE TEK



totalfitness

SEWTEC  
AUTOMATION

SANDALAuto



HYDRO

RAMADA  
BY WYNDHAM

ALBERT DRIVE

A638

J40

M1

LEEDS  
9.8 MILES

M1/M62  
INTERSECTION  
4 MILES

SAT NAV: WF5 9TP

# IMMEDIATE ACCESS TO M1 J40



# INVESTING IN SUSTAINABLE PROPERTY

SAT NAV: WF5 9TP



BREEM VERY GOOD RATING



MINIMUM OF 10% OF THE BUILDING'S ENERGY FROM ON SITE LOW AND ZERO CARBON TECHNOLOGY SOURCES INCLUDING SOLAR PV



EACH UNIT FITTED WITH A DUAL 25KW DC RAPID CHARGER



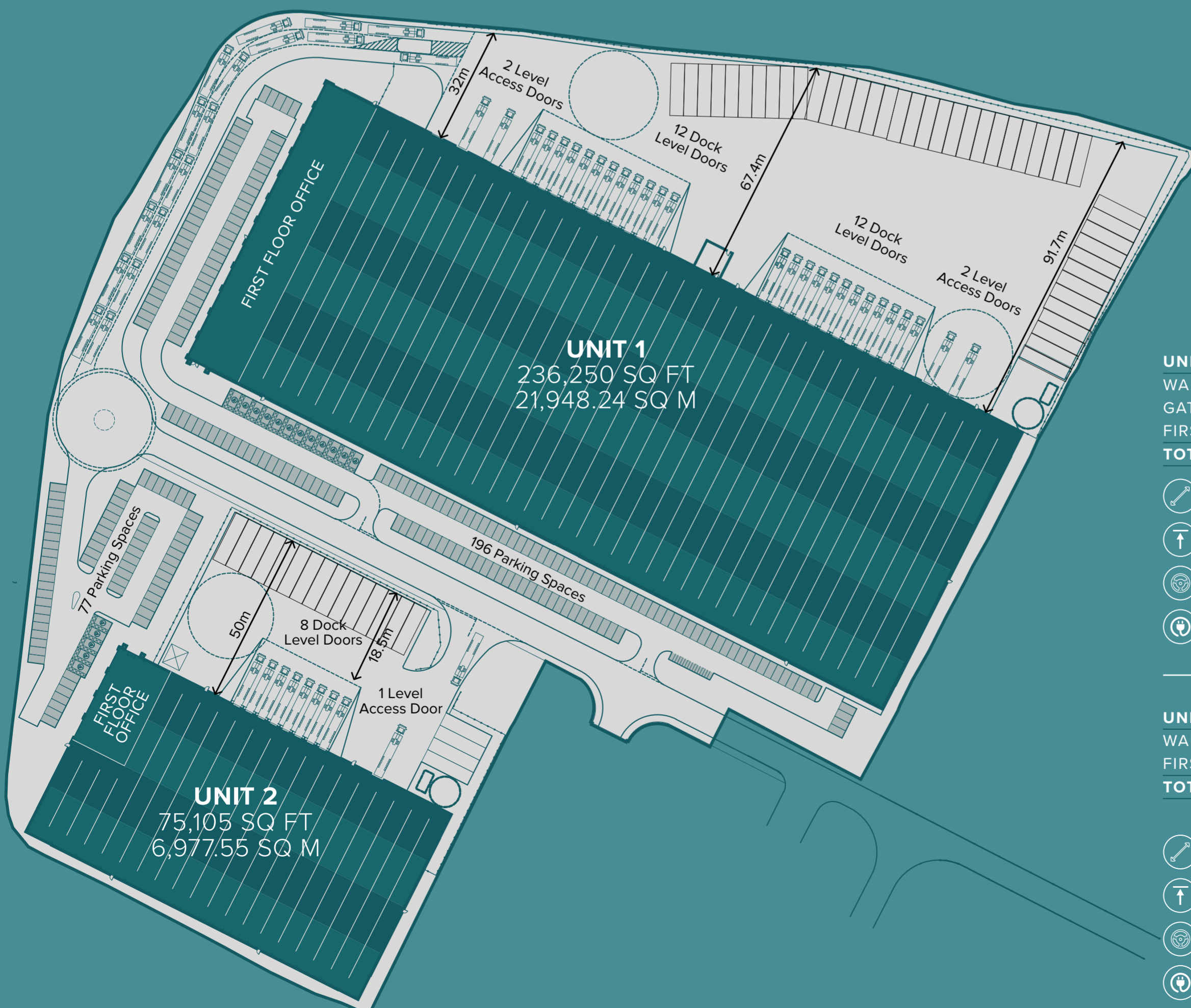
VRV HEATING AND COOLING SYSTEM TO OFFICES



ALL CAR / HGV PARKING BAYS FUTUREPROOFED TO ENABLE RAPID CHARGING STATIONS



EPC A RATING



## 75,105 & 236,250 SQ FT

UNIT 1	SQ FT	SQ M
WAREHOUSE	220,594	20,493.84
GATEHOUSE	185	17.19
FIRST FLOOR OFFICE	15,471	1,437.21
<b>TOTAL UNIT GIA</b>	<b>236,250</b>	<b>21,948.24</b>

- UP TO 91.7M YARD DEPTH
- 24 DOCK LEVEL DOORS
- 15M HAUNCH HEIGHT
- 4 LEVEL ACCESS DOORS
- 196 CAR PARKING SPACES INCLUDING 12 DISABLED SPACES
- HIGH QUALITY OFFICE ACCOMMODATION (CAPABLE OF EXPANSION WITH A SECOND FLOOR)

UNIT 2	SQ FT	SQ M
WAREHOUSE	70,055	6,508.35
FIRST FLOOR OFFICE	5,050	469.20
<b>TOTAL UNIT GIA</b>	<b>75,105</b>	<b>6,977.55</b>

- 50M YARD DEPTH
- 8 DOCK LEVEL DOORS
- 12.5M HAUNCH HEIGHT
- 1 LEVEL ACCESS DOOR
- 77 CAR PARKING SPACES INCLUDING 5 DISABLED SPACES
- HIGH QUALITY OFFICE ACCOMMODATION (CAPABLE OF EXPANSION WITH A SECOND FLOOR)

\*FLOOR AREAS ARE MEASURED ON A GROSS INTERNAL BASIS

SAT NAV: WF5 9TP

# EXCELLENT CONNECTIVITY IMMEDIATE ACCESS TO M1 J40



## ROAD

M1 – J40	0.6 miles
Leeds	9.8 miles
Sheffield	25 miles
Manchester	37 miles
Newcastle	65 miles



## RAIL

Wakefield Westgate	2.2 miles
Wakefield Kirkgate	2.9 miles



## AIR

Leeds Bradford Airport	17 miles
Doncaster Sheffield Airport	27 miles
East Midlands Airport	73 miles



## PORTS

Hull	61 miles
Immingham	70 miles
Port of Liverpool	82 miles

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.

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