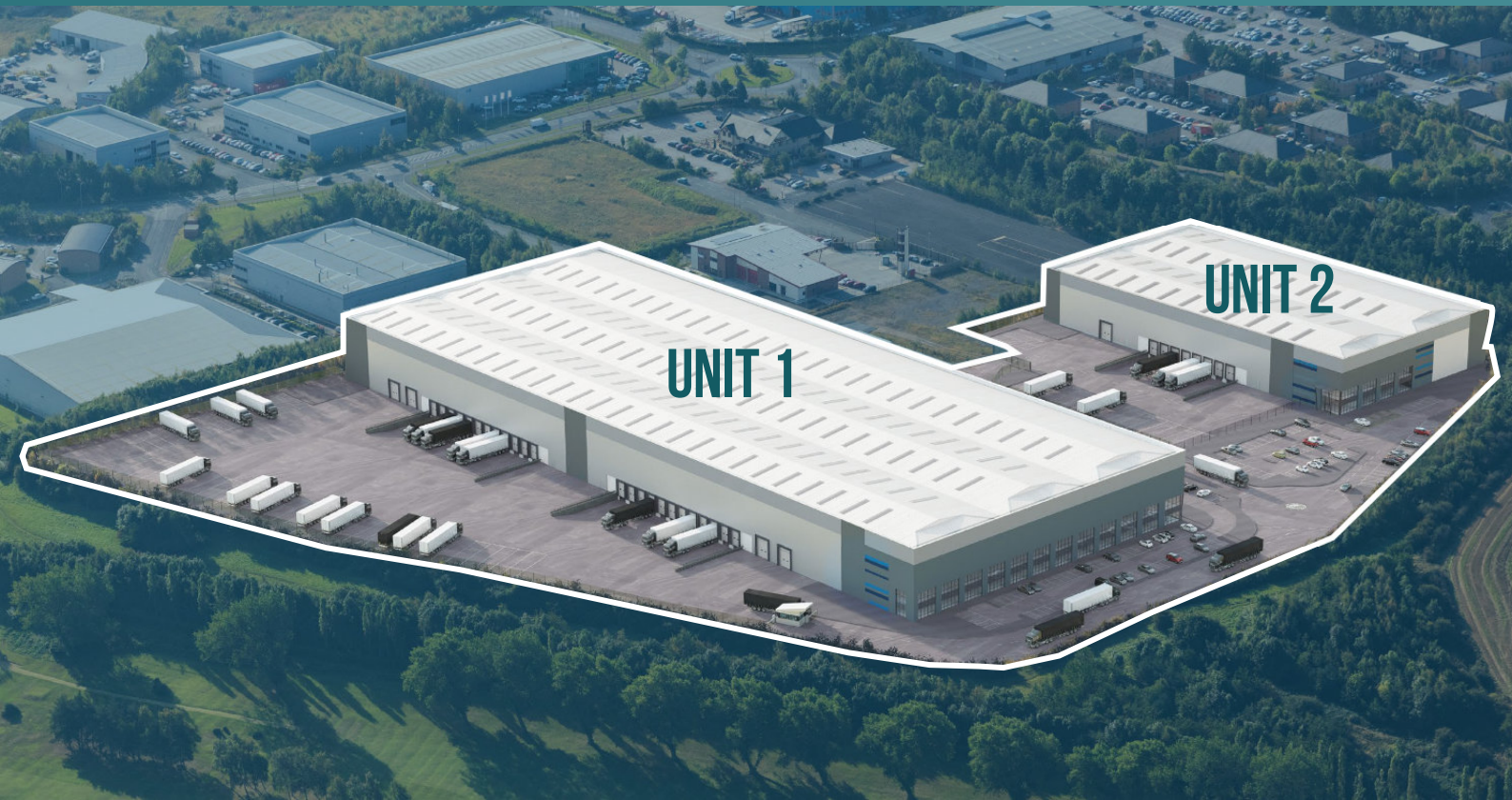


PLP WAKEFIELD



**75,000 & 236,000 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

HYDRO

SANDALAuto



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



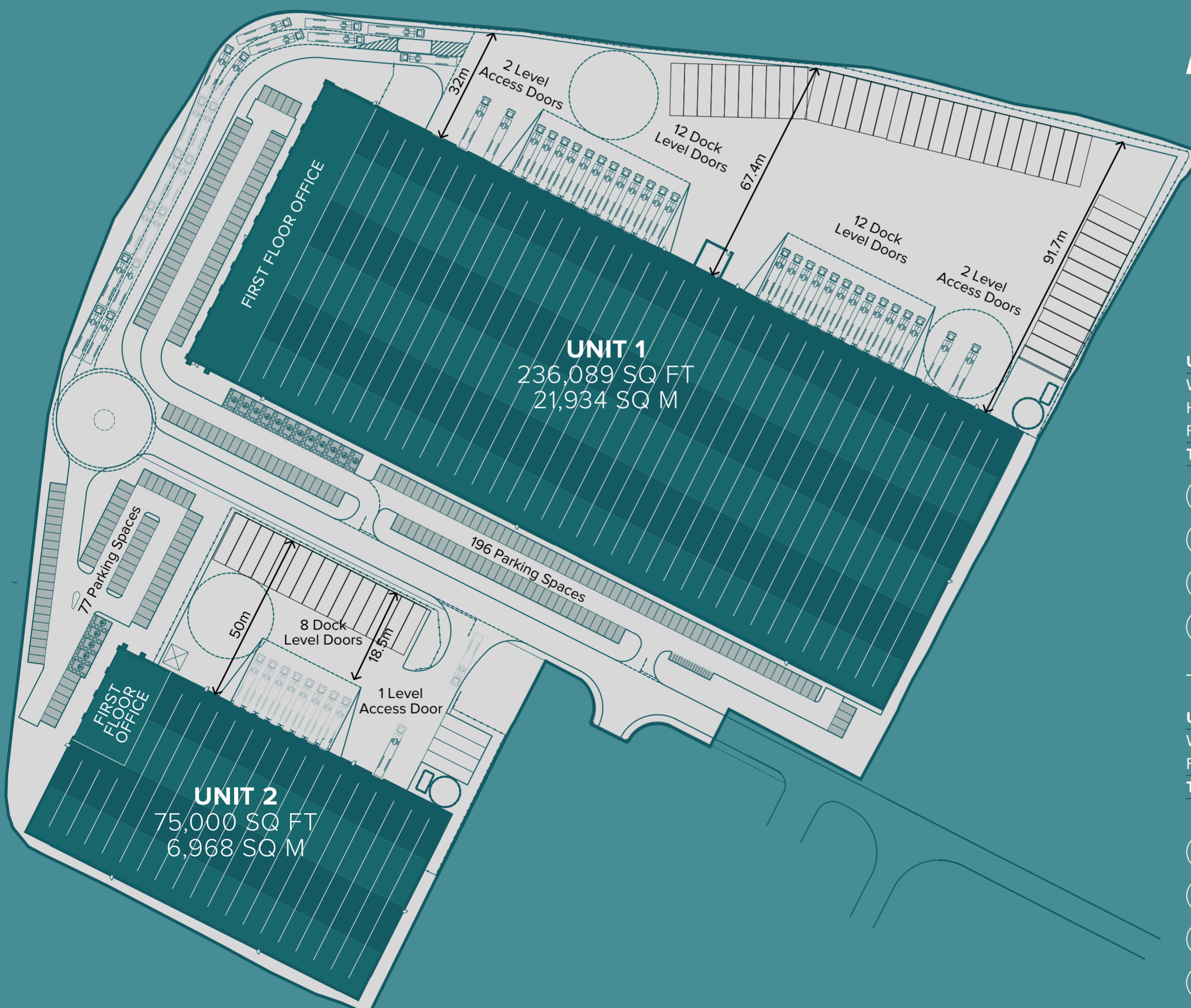
VRV HEATING AND COOLING SYSTEM TO OFFICES



ALL CAR / HGV PARKING BAYS FUTU REPROOFED TO ENABLE RAPID CHARGING STATIONS



EPC A RATING



75,000 & 236,000 SQ FT

UNIT 1	SQ FT	SQ M
WAREHOUSE	219,900	20,430
HUB	689	64
FIRST FLOOR OFFICE	15,500	1,440
TOTAL UNIT GIA	236,089	21,934

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

UNIT 2	SQ FT	SQ M
WAREHOUSE	70,000	6,503
FIRST FLOOR OFFICE	5,000	460
TOTAL UNIT GIA	75,000	6,968

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

*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

www.plproperty.com

CBRE
0113 394 8800
www.cbre.co.uk

MIKE BAUGH
mike.baugh@cbre.com
0113 394 8844

DANIELLE RAUNJAK
danielle.raunjak@cbre.com
0113 394 8763

GV
GentVisick.com
0113 245 6000

ANDREW GENT
andrew.gent@gentvisick.com
0113 200 3981

HARRY FULLERTON
harry.fullerton@gentvisick.com
0113 200 3983

September 2020

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.

designed & produced by **CORMACK** - cormackadvertising.com