

*mountpark*  
*wakefield*

CONNECTED.  
UNIQUE.  
READY.

NEW HIGH BAY DISTRIBUTION FACILITY  
133,445 SQ FT J31 M62.

[www.mountpark.com/wakefield](http://www.mountpark.com/wakefield)



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# OVERVIEW.

MOUNTPARK WAKEFIELD IS A NEW HIGH DISTRIBUTION FACILITY AT YORKSHIRE'S PREMIER LOGISTICS PARK WAKEFIELD EUROPORT, WITH 3 CORE BENEFITS; **CONNECTED**. ONLY ONE MILE FROM THE M62, J31 LINKING TO THE M1, J42 IN LESS THAN 7 MILES. **UNIQUE**. WEST YORKSHIRE'S ONLY NEW INSTITUTIONALLY SPECIFIED WAREHOUSE BUILDING. **READY**. IMMEDIATELY AVAILABLE FOR OCCUPATION ON FLEXIBLE LEASE TERMS. LOCATED IN CLOSE PROXIMITY TO THE WAKEFIELD EUROPORT INTERMODAL RAIL FREIGHT TERMINAL. LOCAL OCCUPIERS INCLUDE ASDA, KUEHNE + NAGEL, ROYAL MAIL AND BIBBY DISTRIBUTION.

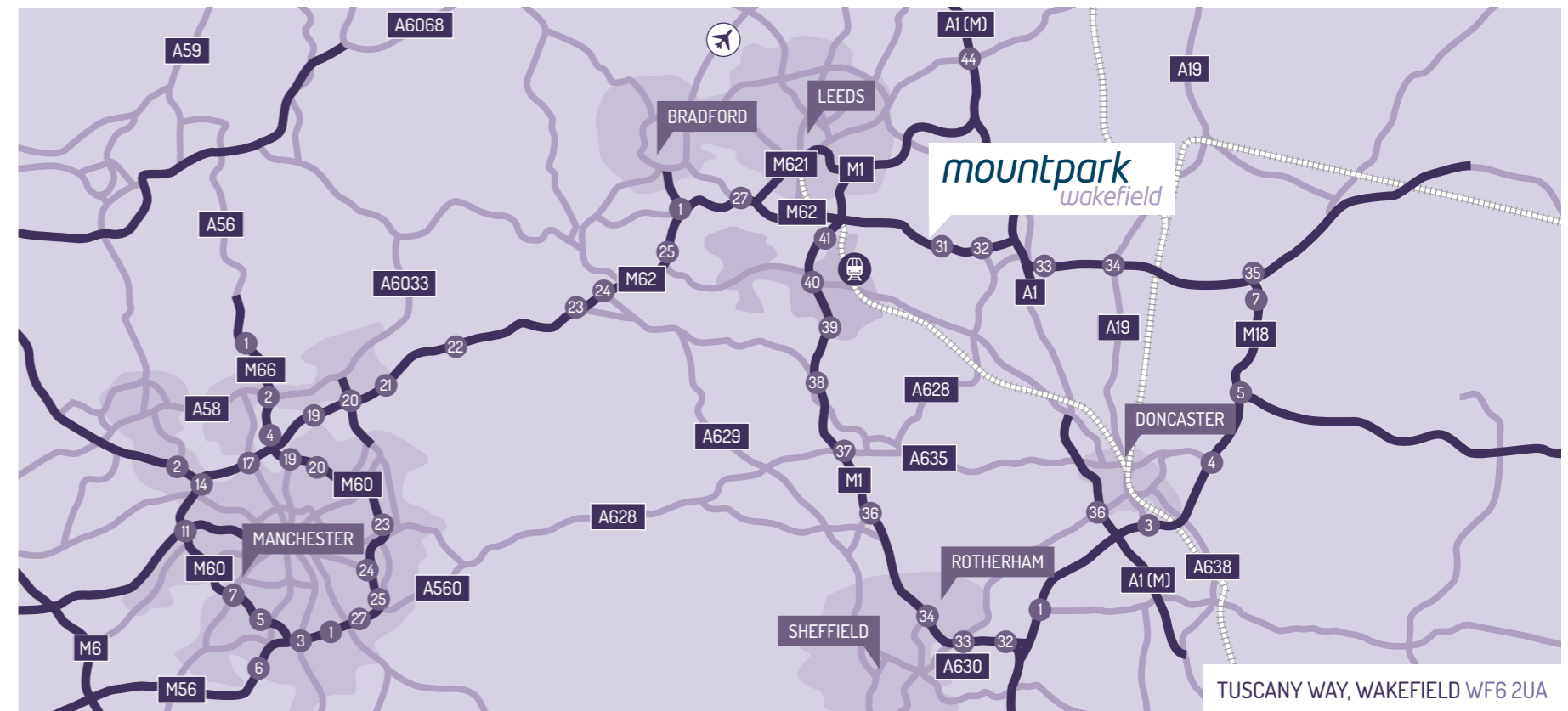


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# PROMINENT.

If prominence is what you are looking for, then Mountpark Wakefield is superbly located for national and international logistics, being only one mile from the M62, J31, 7 miles from the M1, J42 and only 8 miles from the A1(M). In arguably the regions best industrial location, this is an opportunity not to miss on Wakefield Europort.



# CONNECTED.

Mountpark Wakefield is located on Wakefield Europort, Yorkshire's prime logistics location at the M62, J31. If your business requires fast access to the M1, M6 and A1(M) then this is the location to strategically improve your supply chain efficiencies. Wakefield Europort Intermodal Railfreight Terminal is close by and provides daily direct import / export services from Wakefield to Europe.

0.8 MILES TO WAKEFIELD EUROPORT INTERMODAL RAILFREIGHT TERMINAL

1 MILE TO JCT 31 M62

21 MILES TO LEEDS BRADFORD AIRPORT

12 MILES TO LEEDS

7 MILES TO JCT 42 M1

8 MILES TO A1(M) AT M62 JCT

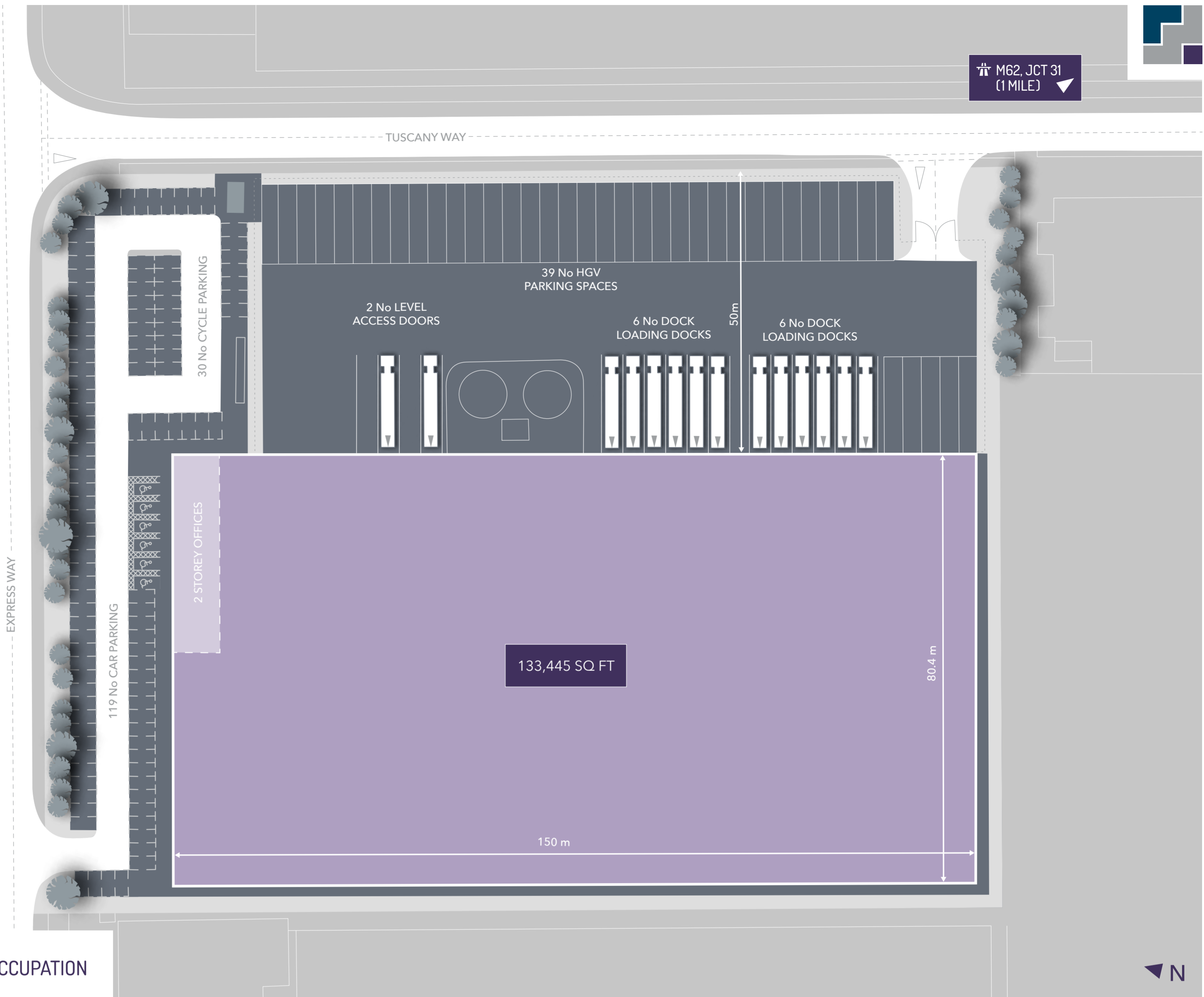
50 MILES TO MANCHESTER



# NEW.

## BUILDING

Warehouse	126,815 sq ft
Offices	6,630 sq ft
<b>TOTAL</b>	<b>133,445 sq ft</b>



IMMEDIATELY AVAILABLE FOR OCCUPATION

## ESTABLISHED.

SITUATED ONLY ONE MILE FROM THE M62, J31. WAKEFIELD EUROPORT IS AN ESTABLISHED LOGISTICS LOCATION BEING HOME TO BRANDS SUCH AS ASDA, KUEHNE + NAGEL, TK MAXX, DHL, ARGOS, ROYAL MAIL AND BIBBY DISTRIBUTION.

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## SPECIFIED.

Innovation, function and sustainability are demanded in the modern world of logistics.

### WAREHOUSE

- Logistics warehousing built to Grade A specification
- BREEM 'very good'
- EPC 'B' rating
- 50 kN/m<sup>2</sup> floor loading
- 12m clear internal height
- Roofing and wall cladding with manufacturer guarantees
- 15% rooflights
- Dock level access doors  
1 No per 11,000 sq ft
- Up to 27,000 pallet capacity

### OFFICES

- Fully finished to Cat A fit out
- Heating, cooling and ventilation systems
- 500 lux lighting

### EXTERNAL AREAS

- 50m service yards with trailer parking
- Car parking areas with separate access
- Low maintenance, landscaped environment
- Secure site and yard including barriers and security fencing

FIND OUT MORE AT:  
[www.mountpark.com/wakefield](http://www.mountpark.com/wakefield)



Mountpark Wakefield is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:



USAA Realco – Europe B.V.

Development Partner:



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