



leftfield park

Pontefract, J32 M62



To Let - Unit 1

**BRAND NEW INDUSTRIAL/
DISTRIBUTION UNIT**

35,004 sq ft (3,251 sq m)

SAT NAV: WF8 4PR



WITHIN **30 MINS**
CAR DRIVE

POPULATION **2,050,000**

WORKING AGE **1,325,000**

UNEMPLOYED **75,000**

ECONOMICALLY INACTIVE **463,000**



WITHIN **4.5 HRS**
HGV DRIVE

POPULATION **45.4M** PEOPLE



WORKING AGE
POPULATION GROWTH

**2.6% BY 2022 &
5% BY 2027**

OVERVIEW

Leftfield Park is situated in a prime logistics location which offers direct access to Junction 32 of the M62 via the A639. Pontefract is a well established location for warehouse, distribution and manufacturing uses.

Unit 1 comprises a 35,004 sq ft brand new industrial/distribution unit with fully fitted office accommodation and excellent loading facilities.

NEARBY OCCUPIERS

ASDA T.K.maxx HARIBO



JUNCTION 32
YORKSHIRE OUTLET SHOPPING



CHEP

Wickes Inc.

home bargains

Currys PC World

pets at home



halfords

UNIT 3

A639

UNIT 1

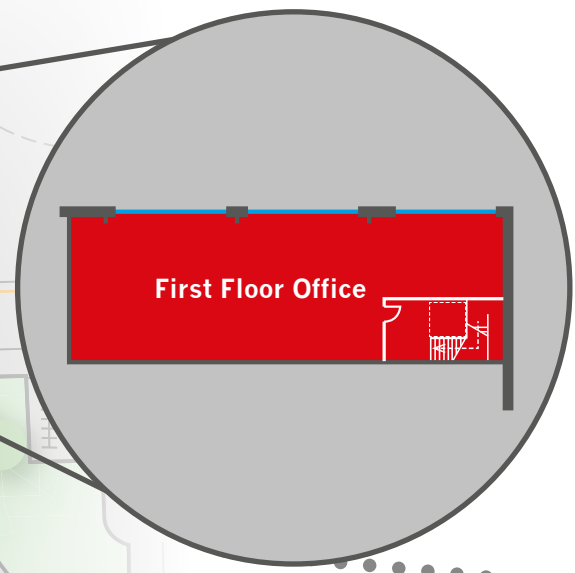
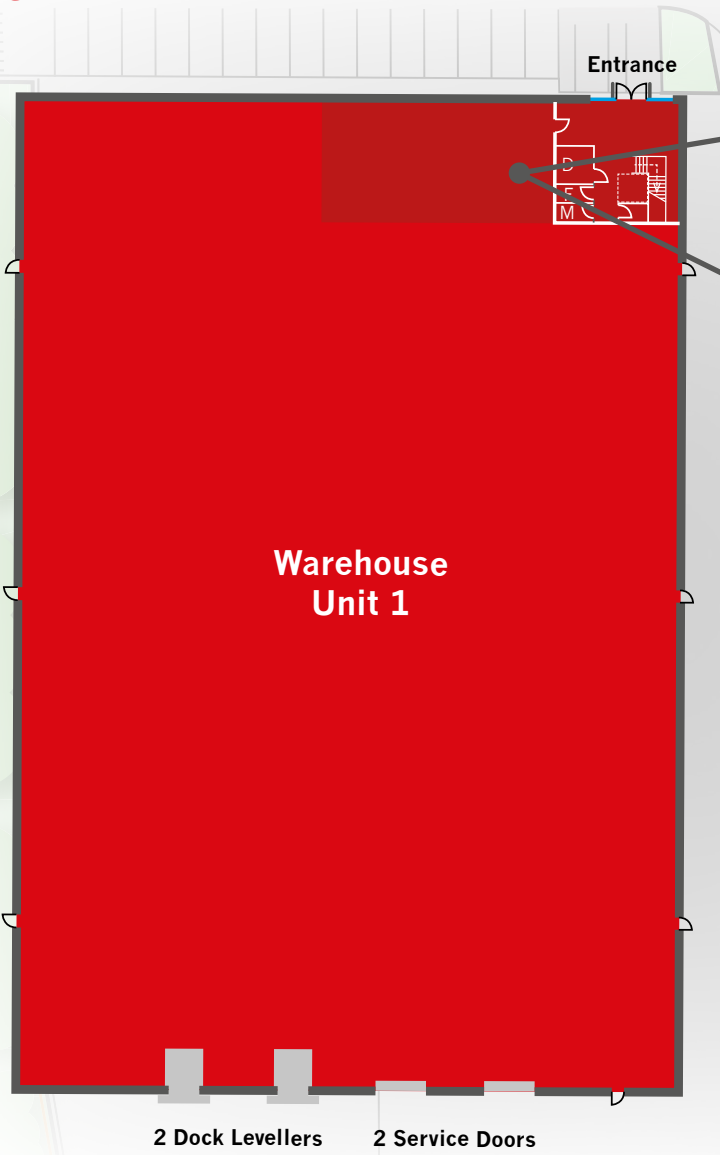
S T T
SPECIALIST
TOOLING
TECHNOLOGIES LTD

geoamey

TP Travis Perkins



SITE PLAN



ACCOMMODATION		
	SQ FT	SQ M
GROUND FLOOR WAREHOUSE	32,880	3,054
FIRST FLOOR OFFICES	2,124	197.3
TOTAL	35,004	3,251.3

35,004 SQ FT 3,251 SQ M



SPECIFICATION



2 GROUND LEVEL
LOADING DOORS



2 DOCK LEVEL
LOADING DOORS



UNDERSIDE OF
HAUNCH 10 M



11 M
EAVES HEIGHT



50 KN/M²
FLOOR LOADING



170 KVA



FULLY FITTED
FIRST FLOOR
OFFICES



38 CAR
PARKING SPACES



LOCATION

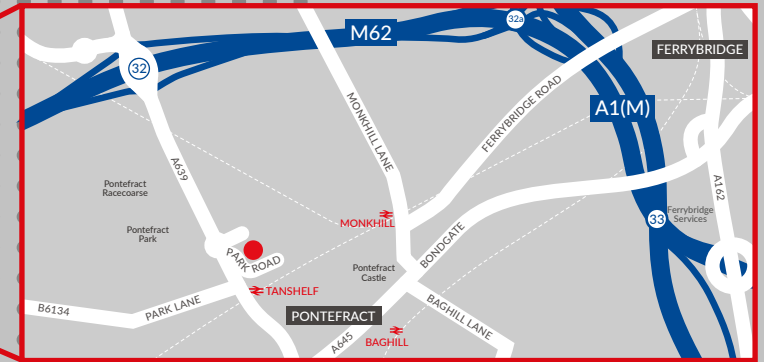
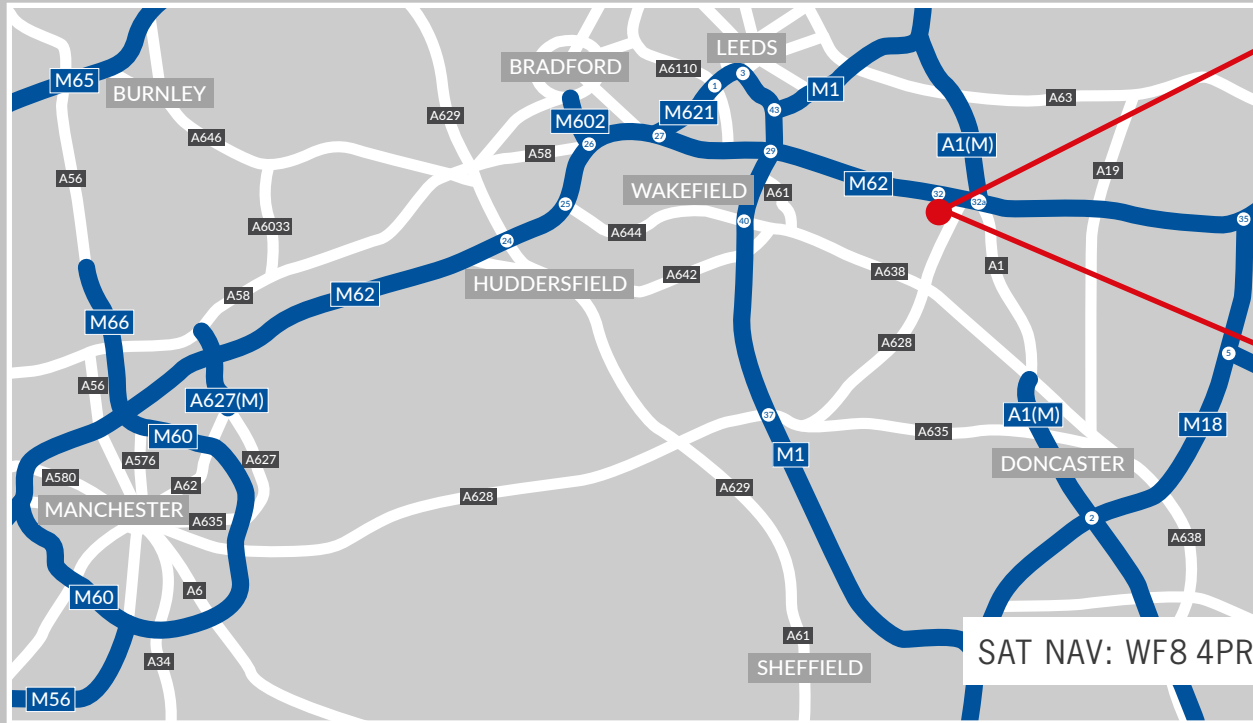
Leftfield Park is strategically located just 1 mile from Junction 32 of the M62, less than 3 miles from the A1(M) and only 8 miles to the M1 intersection, providing excellent access to the national motorway network.



LOCATION	DISTANCE
JUNCTION 32	1 MILE
WAKEFIELD	11 MILES
LEEDS	15 MILES
SHEFFIELD	38 MILES
MANCHESTER	53 MILES
LIVERPOOL	82 MILES
BIRMINGHAM	108 MILES



PORT	DISTANCE
GOOLE	22 MILES
HULL	48 MILES
LIVERPOOL	87 MILES



TERMS

The unit is available by way of a New Full Repairing and Insuring lease for a number of years to be agreed.

VAT

VAT will be applicable.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 has been assessed to have an EPC Rating of A(11).

CONTACT

For further information or to arrange a viewing, please contact the joint letting agents.



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