

**AVAILABLE IMMEDIATELY**



**leftfield**  
Wakefield



**TO LET**

# **HIGH SPECIFICATION INDUSTRIAL/ LOGISTICS WAREHOUSE**

**57,098 sq ft** (5,305 sq m)

SAT NAV: **WF10 5HX**



# OVERVIEW

Leftfield Wakefield is a new industrial / logistics warehouse located in West Yorkshire. The scheme is strategically situated within a mile of Junction 32 of the M62, which provides excellent access to the M1 and A1(M).

Leftfield Wakefield is within an exceptional development and is suitable for a vast range of occupiers seeking to optimise their business activities in Yorkshire to the rest of the UK.



## NEARBY OCCUPIERS



**PRIME LOCATION**  
J32 M62



**ESTATE**  
SELF-SECURED  
PRIVATE SITE



**HIGH SPECIFICATION**  
NEWLY DEVELOPED  
GRADE A WAREHOUSE  
OF 57,098 SQ FT



**FUTURE PROOF**  
BREAM 'EXCELLENT'  
EPC A RATING

# UNIT 1

## ACCOMMODATION

FLOOR	SQ FT	SQ M
Warehouse	51,262	4,762
Two-storey Office	5,836	542
<b>TOTAL (GIA)</b>	<b>57,098</b>	<b>5,304</b>

## SPECIFICATION



Haunch Height of 12.5m



500kVA of Power (ability to increase)



4 Level Access Doors



56 Car Parking Spaces



6 Dock Loading Doors



Self-Secured, Gated Site



Grade A Open Plan Office



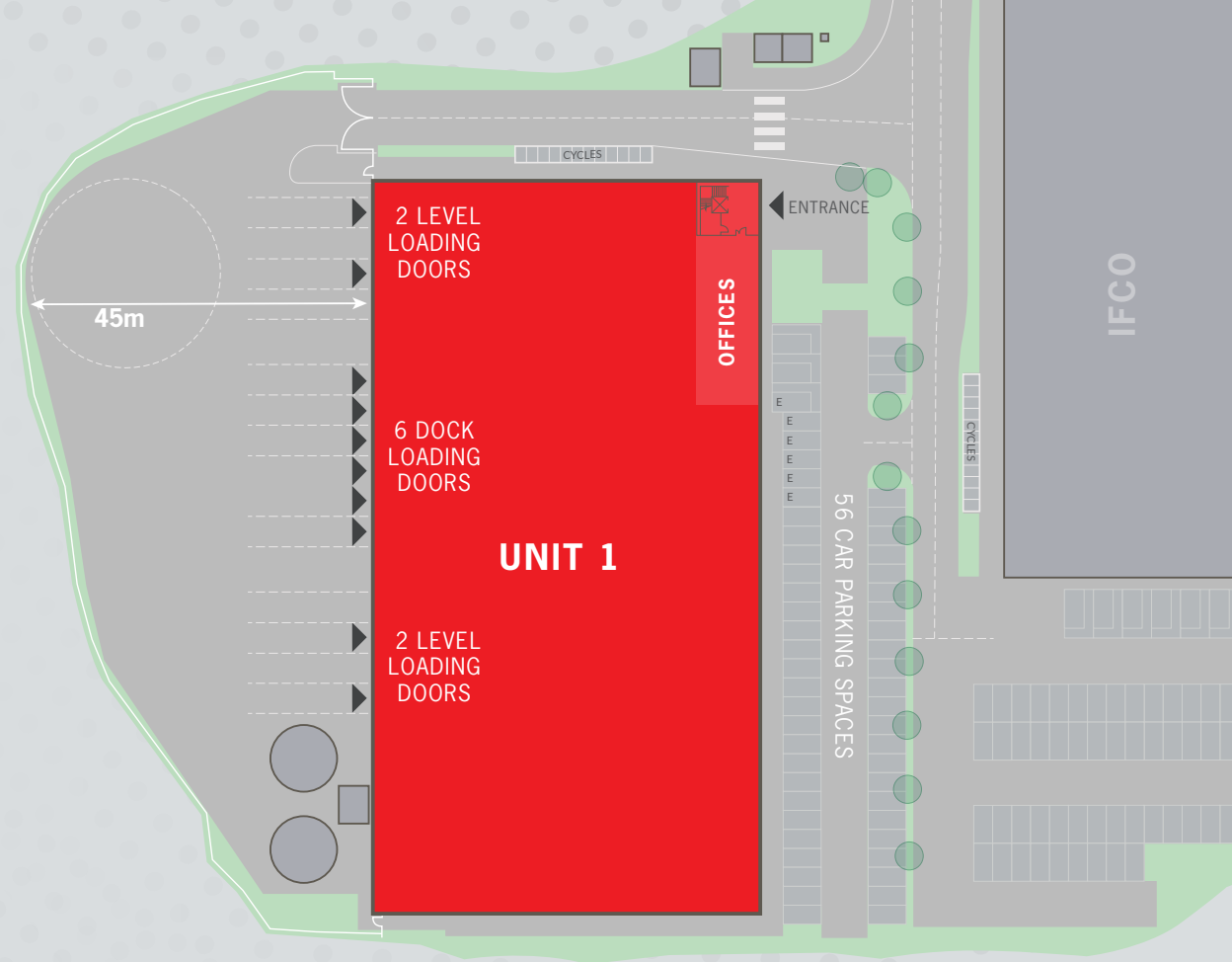
45m Max Yard Depth



VNA Racking 7,056 Pallets



Wide Aisle Racking 5,556 Pallets





# SUSTAINABILITY



6 EV  
Charging  
Bays



LED  
Lighting



EPC A  
Rating



Solar  
PVS



BREEAM  
'Excellent'  
Rating



6 Passive  
EV Charging  
Bays



15%  
Roof Lights



Bicycle  
Spaces



Air Source  
Heat Pumps



Enhanced  
Cladding



Responsible  
Sourcing



Energy  
Metering  
Technology



# LOCATION

Leftfield Wakefield benefits from access to Junction 32 of the M62 which is within close proximity to both the M1 and A1(M) intersections, providing easy access to the national motorway network.



AIRPORTS	DISTANCE	JOURNEY
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LEEDS BRADFORD	23 MILES	44 MINS
MANCHESTER	65 MILES	1 HR 11 MINS
EAST MIDLANDS	73 MILES	1 HR 16 MINS

PORTS	DISTANCE	JOURNEY
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HULL	49 MILES	58 MINS
IMMINGHAM	60 MILES	1 HR 5 MINS
LIVERPOOL	81 MILES	1 HR 37 MINS

LOCATIONS	DISTANCE	JOURNEY
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M62 J32	1 MILE	2 MINS
A1(M)	2 MILES	4 MINS
M1 J42	8 MILES	11 MINS
WAKEFIELD	9 MILES	21 MINS
LEEDS	15 MILES	26 MINS
DONCASTER	19 MILES	29 MINS
SHEFFIELD	37 MILES	51 MINS

RAIL	DISTANCE	JOURNEY
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GLASSHOUGHTON	1 MILE	2 MINS
WAKEFIELD EUROPORT	3 MILES	7 MINS
WAKEFIELD WESTGATE	9 MILES	20 MINS
LEEDS FREIGHT LINER	11 MILES	17 MINS

## PLANNING

The site has planning for B2 and B8 uses.

## TERMS

The unit will be available on a Full Repairing and Insuring lease, for a term of years to be agreed. Further information is available on request.

## VAT

VAT is applicable.

**CARTER TOWLER**

0113 245 1447  
www.cartertowler.co.uk

**JOSH HOLMES**  
joshholmes@cartertowler.co.uk  
07984 444 972

**MAX VAUSE**  
maxvause@cartertowler.co.uk  
07718 110 258

**CBRE**

0113 394 8800  
www.cbre.co.uk

**DANIELLE RAUNJAK**  
danielle.raunjak@cbre.com  
07714 145 984

**CHARLOTTE SMITH**  
charlotte.smith2@cbre.com  
07776 536 513

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