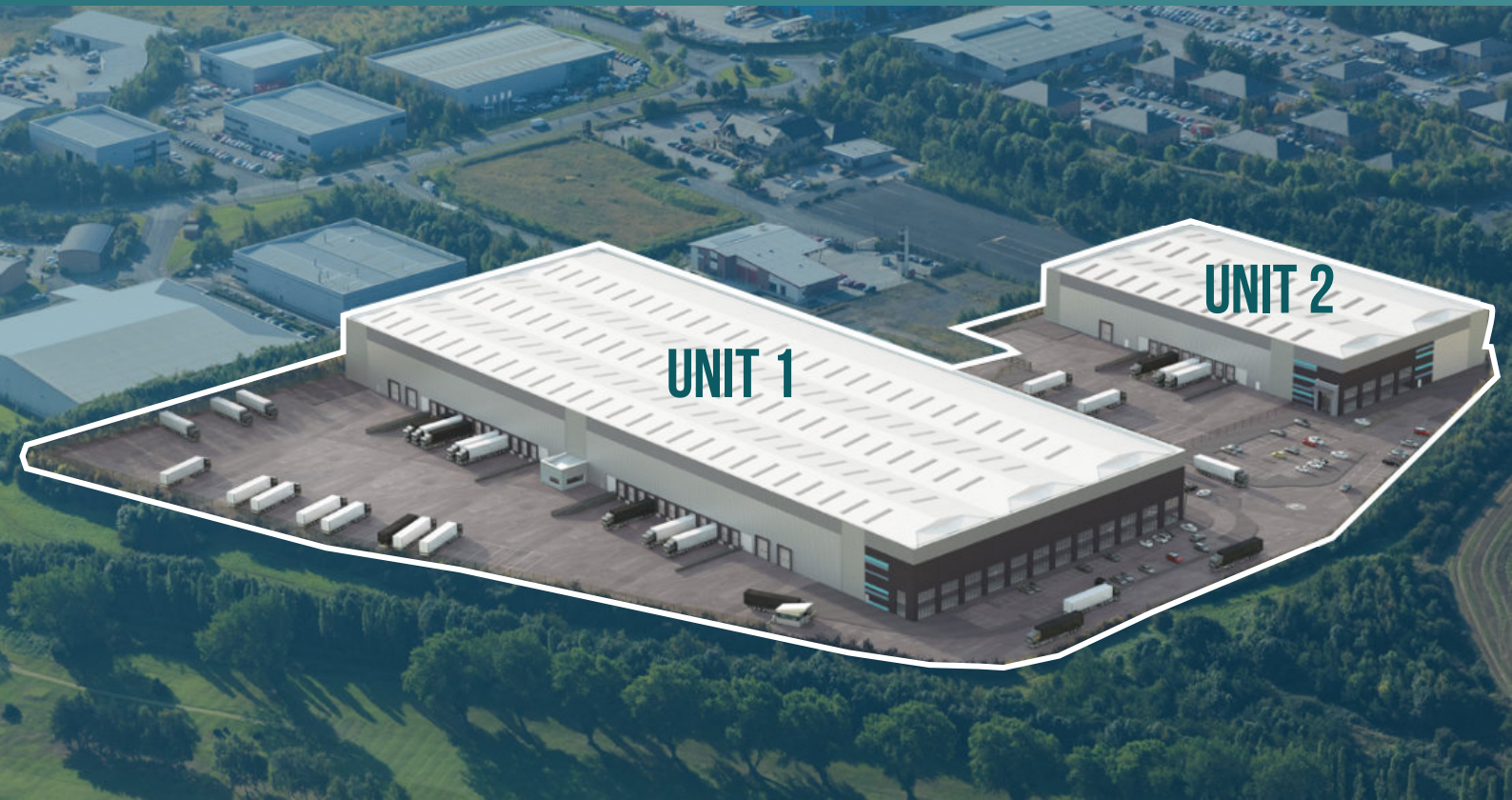


# PLP WAKEFIELD



## 75,000 & 236,000 SQ FT

### PRIME LOGISTICS UNITS

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



# PLP WAKEFIELD

WAKEFIELD 41

West Yorkshire  
Fire & Rescue Service



HYDRO

ABSOLUTE  
WORKHOUSE  
SERVICES

totalfitness

Primaflo F&P

SEWTEC  
AUTOMATION

COMPLETE TEK

SANDALAuto

DVSA TEST CENTRE

FARMHOUSE INNS

ALBERT DRIVE

RAMADA  
BY WYNDHAM

GOLDSMITH AVENUE

LEEDS  
9.8 MILES

M1/M62  
INTERSECTION  
4 MILES

M1

J40

A638

WAKEFIELD  
2.1 MILES

SAT NAV: WF5 9TP

# IMMEDIATE ACCESS TO M1 J40



# INVESTING IN SUSTAINABLE PROPERTY

SAT NAV: WF5 9TP



**UNIT 1**  
236,089 SQ FT

**UNIT 2**  
75,000 SQ FT



BREEAM 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 25 KW DC RAPID CHARGER



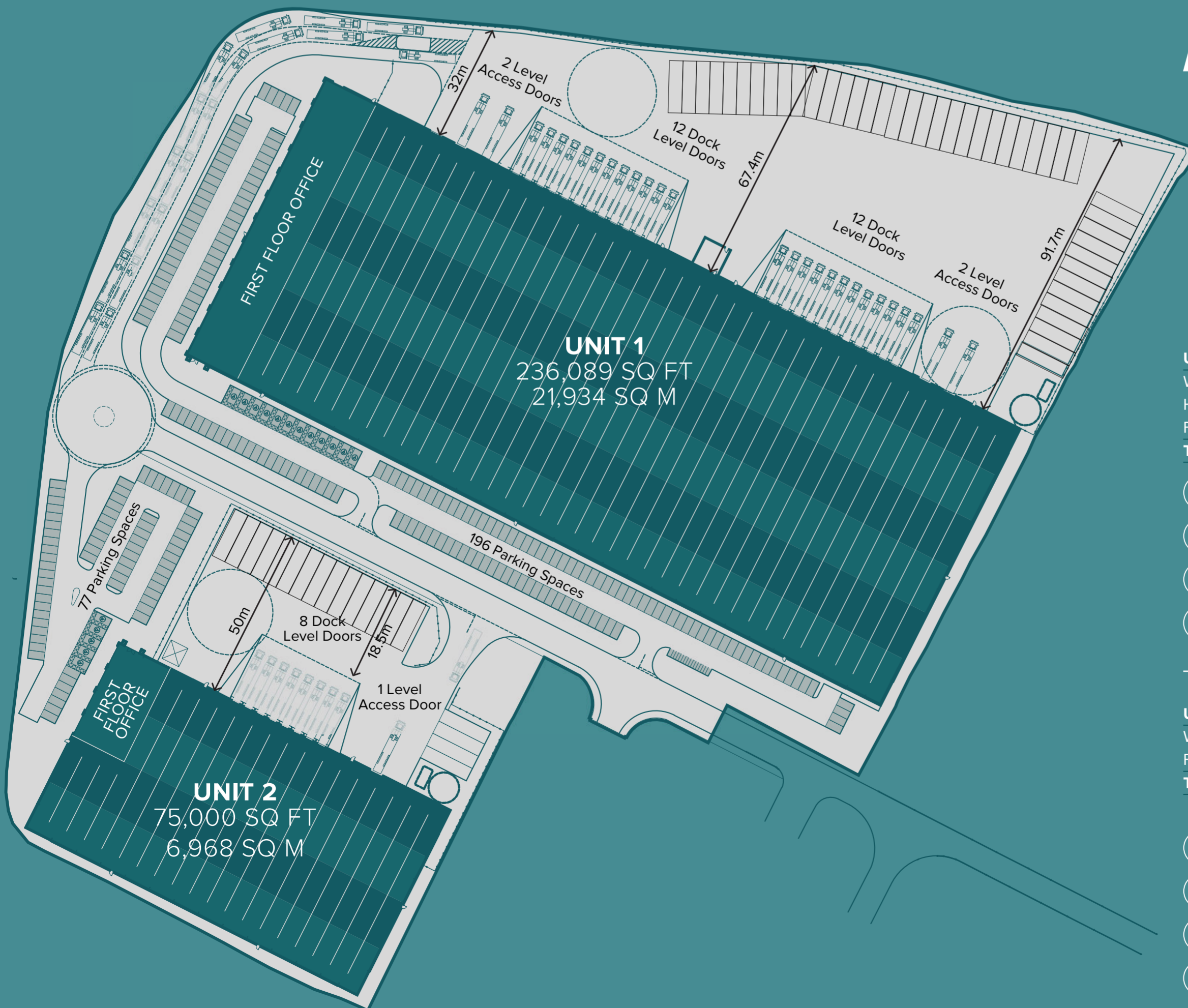
VRV HEATING AND COOLING SYSTEM TO OFFICES



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



EPC A RATING



# 75,000 & 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
<b>TOTAL UNIT GIA</b>	<b>236,089</b>	<b>21,934</b>

- UP TO 91.7M YARD DEPTH
- 15M HAUNCH HEIGHT
- 196 CAR PARKING SPACES, INCLUDING 12 ACCESSIBLE 2X EV CHARGING POINTS
- 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
<b>TOTAL UNIT GIA</b>	<b>75,000</b>	<b>6,968</b>

- 50M YARD DEPTH
- 12.5M HAUNCH HEIGHT
- 77 CAR PARKING SPACES, INCLUDING 5 ACCESSIBLE 2X EV CHARGING POINTS
- 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](http://www.plproperty.com)

June 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](http://cormackadvertising.com)

**CBRE**  
**0113 394 8800**  
[www.cbre.co.uk](http://www.cbre.co.uk)

**MIKE BAUGH**

[mike.baugh@cbre.com](mailto:mike.baugh@cbre.com)  
0113 394 8844

**SOPHIE ANGUS**

[sophie.angus@cbre.com](mailto:sophie.angus@cbre.com)  
0113 394 8763

**GV**  
GentVisick.com  
**0113 245 6000**

**ANDREW GENT**

[andrew.gent@gentvisick.com](mailto:andrew.gent@gentvisick.com)  
0113 200 3981

**HARRY FULLERTON**

[harry.fullerton@gentvisick.com](mailto:harry.fullerton@gentvisick.com)  
0113 200 3983