

142,338 sq ft NEW INDUSTRIAL AND DISTRIBUTION UNIT **AVAILABLE NOW**

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TRI-LINK 140

1 minute from J31 | M62 Wakefield | Europort | WF10 5QH



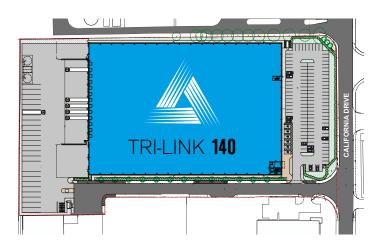




Specification

- 142,338 sq ft in total
- 136,231 sq ft warehouse space
- 6,107 sq ft office space
- 126 car parking spaces
- 34 HGV spaces
- 50 K/N per m² floor loading
- 13 dock level loading doors
- 2 level access doors
- 450 KVA 3 phase power supply
- 48 metre overall yard depth
- 5.96 acre secure site
- 13m eaves height

Linking your business to your customers



Location

Wakefield Europort is an established location at J31 of the M62 and is regarded as a flagship industrial and warehouse development offering high quality buildings in a highly accessible and strategic motorway location.

The location also benefits from European rail freight access through the Europort freight terminal, ready access to the deep water Ports of Goole and Hull and five international airports within a one hour drive.

Accommodation

	sq ft	sq m
Ground floor warehouse	136,231	12,656.353
First floor offices	6,107	567.394
TOTAL	142,338	13,223.747

Planning

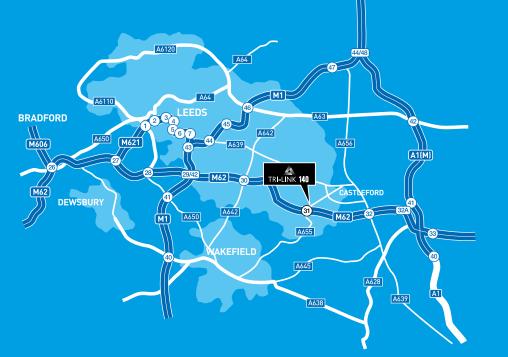
The building has planning for B2 and B8 uses.

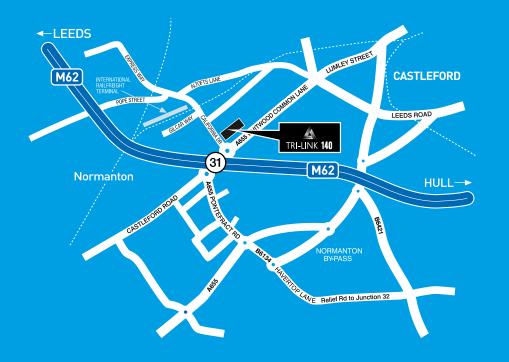
Terms

Available from the agents upon request.



Adjacent to Junction 31 of the M62, almost midway between the M1 and the A1 at the heart of the West Yorkshire conurbation.





For further information please contact:



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A joint venture between:



MAPLE GROVE

This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. January 2016.