

SAT NAV: WF10 5HX
WHAT 3 WORDS



MOUNTAIN PARK
WAKEFIELD

FOR SALE / TO LET
DESIGN AND BUILD OPPORTUNITY

51,500 SQ FT
(4784.5 SQ.M) UNIT

TWO MINUTES FROM J32/M62

WHISTLER DRIVE, CASTLEFORD,
WEST YORKSHIRE, WF10 5HX



MOUNTAIN PARK

WAKEFIELD

M1 JUNCTION 42
8 MILES

TEVA

REALLY USEFUL
PRODUCTS

PUMA

GLASSHOUGHTON
STATION

G3 REMARKETING

ASDA

XSCAPE

JUNCTION 32
SHOPPING OUTLET

PREMIER INN

B&Q

M62
JUNCTION 32

A1(M)
2 MILES

INTRODUCTION

Mountain Park is located at junction 32 of the M62 at the heart of the West Yorkshire region. The site has connectivity to the conurbations of Leeds and Wakefield, lying midway between the intersections of the M1, M62 and A1.

SPECIFICATION



**2 LEVEL ACCESS DOORS &
4 DOCK LEVEL DOORS**



**SEPARATE CAR PARKING
AND COMMERCIAL
VEHICLE AND YARD**



**ELECTRIC
CHARGING POINTS**



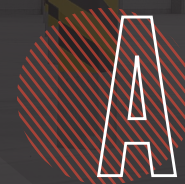
**46,500 SQ FT
WAREHOUSE SPACE**



**5,000 SQ FT OF
GROUND AND FIRST
FLOOR OFFICE SPACE**



**125 KVA 3 PHASE
POWER SUPPLY**



**TARGET EPC
RATING A**



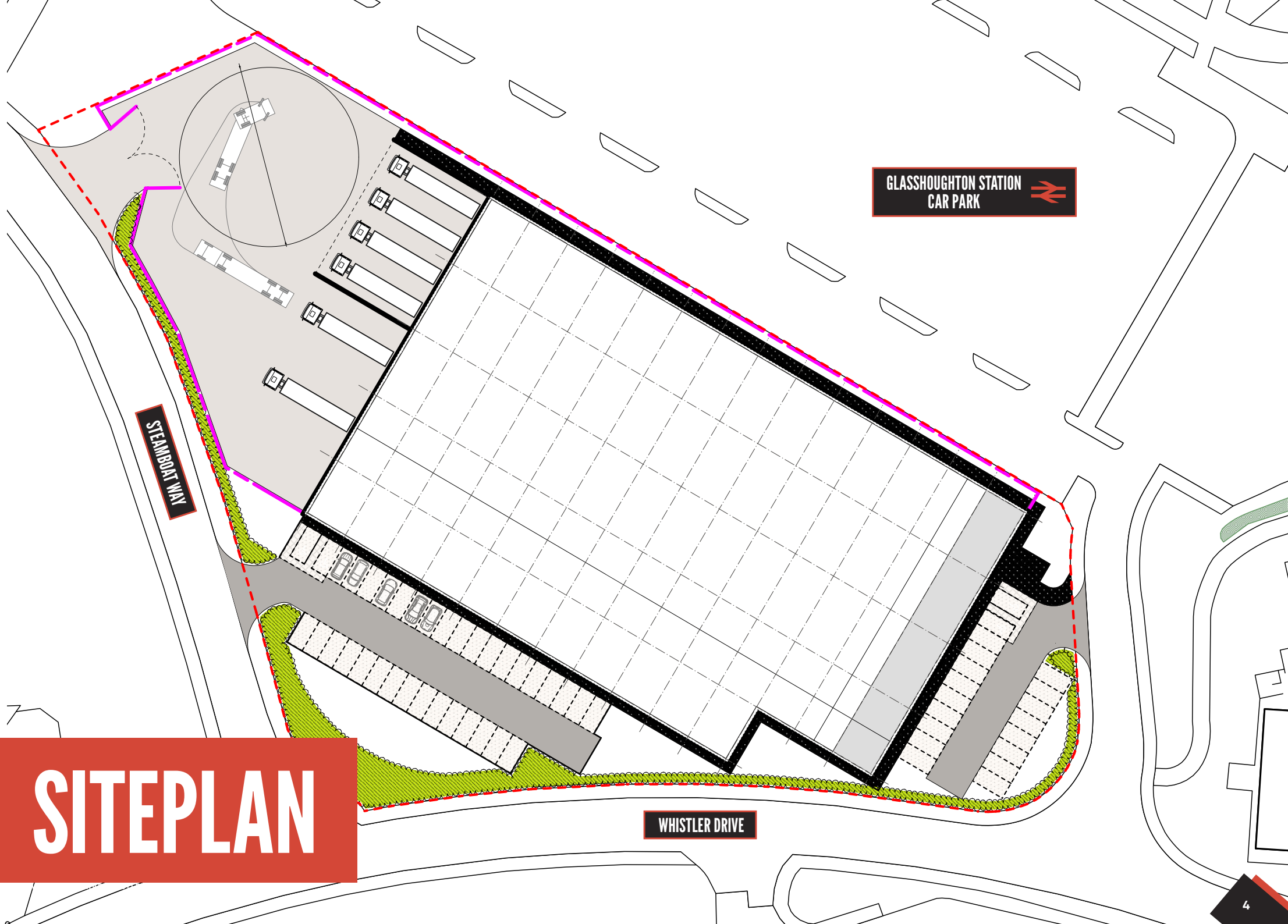
**UP TO 15M TO U/S
HAUNCH POSSIBLE**

SITEPLAN

STENBORGH WAY

WHISTLER DRIVE

GLASSHOUGHTON STATION
CAR PARK



CONNECTIVITY



Strategically located adjacent to Junction 32/M62, this development offers excellent connections to the regions transportation and distribution networks.

The site benefits from access to the region via:

Road- J33 M62

Rail- Glasshoughton Train Station

Air- Leeds Bradford Airport

Local occupiers in the immediate vicinity include Teva, Really Useful Products, Puma, B&Q, Trust Ford & Motorpoint.

Junction 32 Shopping Outlet & Xscape are all within 5 minutes walk from Mountain Park.



MOUNTAIN PARK WAKEFIELD

DELIVERY

Delivery is anticipated to be the second half of 2024. However, we are keen to engage with interested parties immediately to discuss delivery of a bespoke facility.

PLANNING

The site has planning consent for the layout outlined within this brochure, however, the design can be altered in-line with occupiers specific requirements (subject to consent).

TERMS

The property is available on either a freehold, or leasehold basis. Please contact the joint agents for further information.

AML

Interested parties will be required to provide both identification and financial information upon request, and any transaction will be subject to Anti Money Laundering Regulation checks and approvals.

CONTACT



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