

SAT NAV: WF10 5HX  
WHAT 3 WORDS



**MOUNTAIN PARK**  
WAKEFIELD

**FOR SALE / TO LET**  
**DESIGN AND BUILD OPPORTUNITY**

**TWO NEW DETACHED**  
**20,000 SQ FT UNITS**

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**



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



**ELECTRIC  
CHARGING POINTS**



**18,500 SQ FT EACH  
WAREHOUSE SPACE**



**1,500 SQ FT GROUND FLOOR  
OFFICE SPACE WITH FURTHER  
OPTION OF 1,500 SQFT ON  
FIRST FLOOR**



**100 KVA 3 PHASE  
POWER SUPPLY**



**TARGET EPC  
RATING A**



**8M TO  
U/S HAUNCH**



# SITEPLAN

WHISTLER DRIVE, CASTLEFORD, WEST YORKSHIRE, WF10 5HX

# 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 reserved matters planning consent in place, however the design can be altered in line with an occupiers specific requirements (subject to planning consent).

### TERMS

Both units are available either on 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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