

# moor park 25

Junction 25, M62

WEST YORKSHIRE

TO LET / FOR SALE

**NEW INDUSTRIAL DEVELOPMENT  
(ON A DESIGN AND BUILD BASIS)**

- Enterprise Zone Status
- Units from 20,000 to 175,000 sq ft (1,858 – 16,257 sq m)

## OVERVIEW

Moor Park 25 is a 15.4 acre new distribution and manufacturing development, prominently located adjacent to the A62 between Huddersfield and Mirfield.

Units are available on a leasehold or freehold design-and-build basis, as indicated on the indicative layouts from up to 20,000 sq ft (1,858 sq m) to a maximum of 175,000 sq ft (16,257 sq m).

## TIMING & DELIVERY

Infrastructure works will complete in mid-2018 with design-and-build units available late 2018 / early 2019.

Moor Park 25 benefits from detailed planning approval for B2/B8 and ancillary B1 use.

Caddick Developments have a full and active design and technical team in place to work with occupiers and purchasers to provide build to suit property solutions that will match individual's needs.

## ENTERPRISE ZONE STATUS

Occupiers and purchasers have the opportunity to benefit from a variety of initiatives. Specific benefits are yet to be confirmed, however these are likely to include:

- Business Rate reductions
- Business support packages including training and recruitment



Huddersfield

J25

M62

Leeds →

A62 Leeds Road

moor park 25

Birstall/ Leeds →



## Indicative Masterplan B

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
1	167,500	7,500	175,000
2	56,000	4,000	60,000





## Indicative Masterplan A

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
1	56,000	4,000	60,000
2	20,000	TBC	Up to 20,000
3	42,500	2,500	45,000
4	28,000	2,000	30,000
5	23,500	1,500	25,000
6	46,500	3,500	50,000



## DEVELOPER

Caddick Developments are at the forefront of delivering some of the highest quality multi-sector properties across the UK. Alongside the wealth of experience in the development and construction industry they have the security of a strong net asset base and cash reserves meaning they are well placed to deliver market leading industrial and distribution schemes.

A Development By:

**caddick  
developments**

## INFORMATION

For further information, please contact the joint agents.



**Mike Haigh**  
mike.haigh@dhp.org.uk  
0113 245 0885 / 07894 464060

**Simon Dove**  
simon.dove@dhp.org.uk  
0113 457 5550 / 07527 388054



**Rob Oliver**  
rob.oliver@gva.co.uk  
0113 280 8034 / 07769 643325

**Jake Pygall**  
jake.pygall@gva.co.uk  
0113 292 5500

(1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

(2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (4) All prices quoted are exclusive of VAT. (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA. The date of this publication is January 2018.

