

READY TO GO



SAT NAV
WF10 5TG

L31

UNIT L31A - 34,500 SQ FT - UNIT L31B - 43,000 SQ FT
READY TO START ON-SITE, FULLY DESIGNED WITH FULL PLANNING CONSENT IN PLACE

JUNCTION 31 / M62

LATITUDEJ31.COM

A DEVELOPMENT BY **WILTON** developments

READY TO GO

L31

JUNCTION 31 / M62



L31 IS A PRIME OPPORTUNITY FOR WAREHOUSE AND INDUSTRIAL OCCUPIERS LOOKING FOR WELL CONNECTED HIGH QUALITY SPACE IN THE M62 CORRIDOR.

THE SCHEME HAS FULL PLANNING CONSENT FOR B1, B2 & B8 INDUSTRIAL/DISTRIBUTION USES SET WITHIN 4 ACRES. BUILDINGS CAN BE DELIVERED WITHIN APPROXIMATELY 6 MONTHS FROM SIGNING OF LEGAL AGREEMENTS.

LOCAL OCCUPIERS

The site sits within Yorkshire's prime industrial and distribution park which has attracted occupiers such as:

TKmaxx

HARIBO

ASDA

Argos

DHL

MALCOLM GROUP

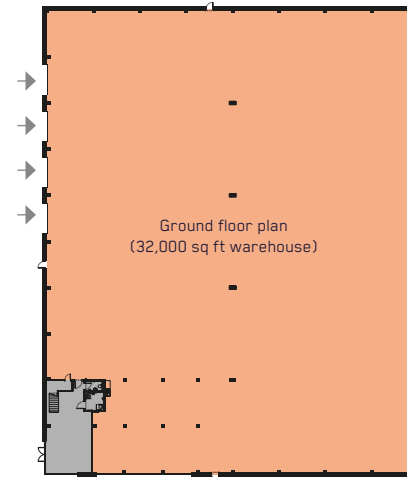
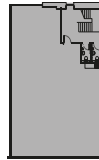


THE DEVELOPER

Wilton Developments is an award winning developer, developing industrial and office projects in the north of England since 2004. The developer has experience of both large scale distribution and manufacturing facilities to smaller sized warehouse and factory units. Wilton is privately owned and funded.



First floor
open plan office
2,500 sq ft

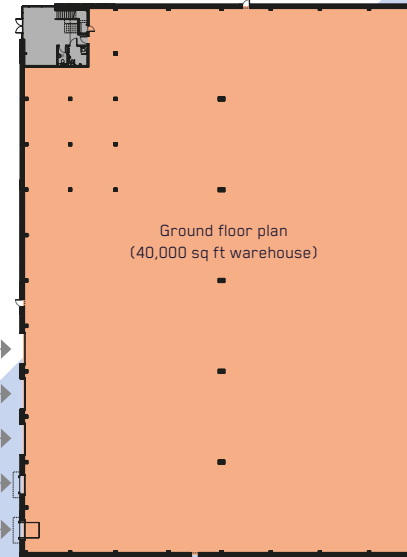
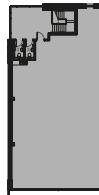


UNIT L31A - 34,500 SQ FT

Occupiers exact requirements can be accommodated on site to include (subject to planning & design):

- Clear working height of 8m
- Ground level access loading doors
- Bespoke floor loading to the occupiers requirement (standard loading: 50kN/m²)
- Secure serviced yards and car parking areas
- High quality office accommodation
- First floor offices to allow for additional flexibility of ground floor fit out

First floor
open plan office
3,000 sq ft



UNIT L31B - 43,000 SQ FT

Occupiers exact requirements can be accommodated on site to include (subject to planning & design):

- Clear working height of 10m
- Dock level and/or ground level access loading doors
- Bespoke floor loading to the occupiers requirement (standard loading: 50kN/m²)
- Secure serviced yards and car parking areas
- High quality office accommodation
- First floor offices to allow for additional flexibility of ground floor fit out

READY TO GO



DRIVE TIMES	HRS	MINS
LEEDS	0	17
DONCASTER	0	33
MANCHESTER	1	05
HULL	1	00
LIVERPOOL	1	30
LONDON	3	47



OUTSTANDING LOCATION

L31 is strategically located adjacent to Junction 31 of the M62 motorway. It's at the heart of the distribution network providing excellent access to the M1, A1 and M18. Leeds, Manchester and the East/West coast ports are all within easy reach.

The site also benefits from excellent local amenities including a Crown Carveries public house/restaurant and a Premier Inn hotel, both of which are located immediately adjacent to the subject site.

DEMOGRAPHICS

The local population of Wakefield is 325,600 and there are over 756,000 employees within a 30 minute drive time of the scheme. L31 has access to a strong local workforce with a reputation for flexibility, work ethic and motivation. When compared to other distribution centres such as the Midlands the cost of labour is approximately 15% lower providing a significant competitive advantage. The excellent local metro bus service has been designed to accommodate local business needs and in particular varying shift patterns.

FURTHER INFORMATION

Please contact the joint agents.

LATITUDEJ31.COM



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