

PLANNING
SUBMITTED
JAN 19

CGI courtesy of Vector Design Concepts



AN EXCITING NEW DISTRICT CENTRE AT THE HEART
OF CITY FIELDS, WAKEFIELD. RETAIL, OFFICE & LEISURE
UNITS FROM 1,250 SQ FT UPWARDS TO LET



CENTRAL

@CITY FIELDS

WAKEFIELD WF1 4AL



WELCOME TO CENTRAL @CITY FIELDS

Central presents an exciting and rare development opportunity set within the heart of an emerging new community, which will become East Wakefield's principal District Centre destination.

The scheme provides opportunities to capture a wide variety of occupiers including; food and non food retail, leisure, health and community uses and has been designed to complement neighbouring residential developments and the wider City Fields scheme. It will include a large foodstore, smaller retail units, medical centre, day nursery, public house and leisure uses.

SCHEME COMPRISES A TOTAL OF c. 110,000 SQ FT

168,978 CATCHMENT WITHIN A 5 MILE DRIVE

2,500 NEW HOMES, CENTRAL WILL BE THE NEW HEART OF CITY FIELDS

PRIME ROADSIDE LOCATION ADJACENT TO NEW WAKEFIELD EASTERN RELIEF ROAD

GATEWAY LOCATION TO WAKEFIELD CITY CENTRE



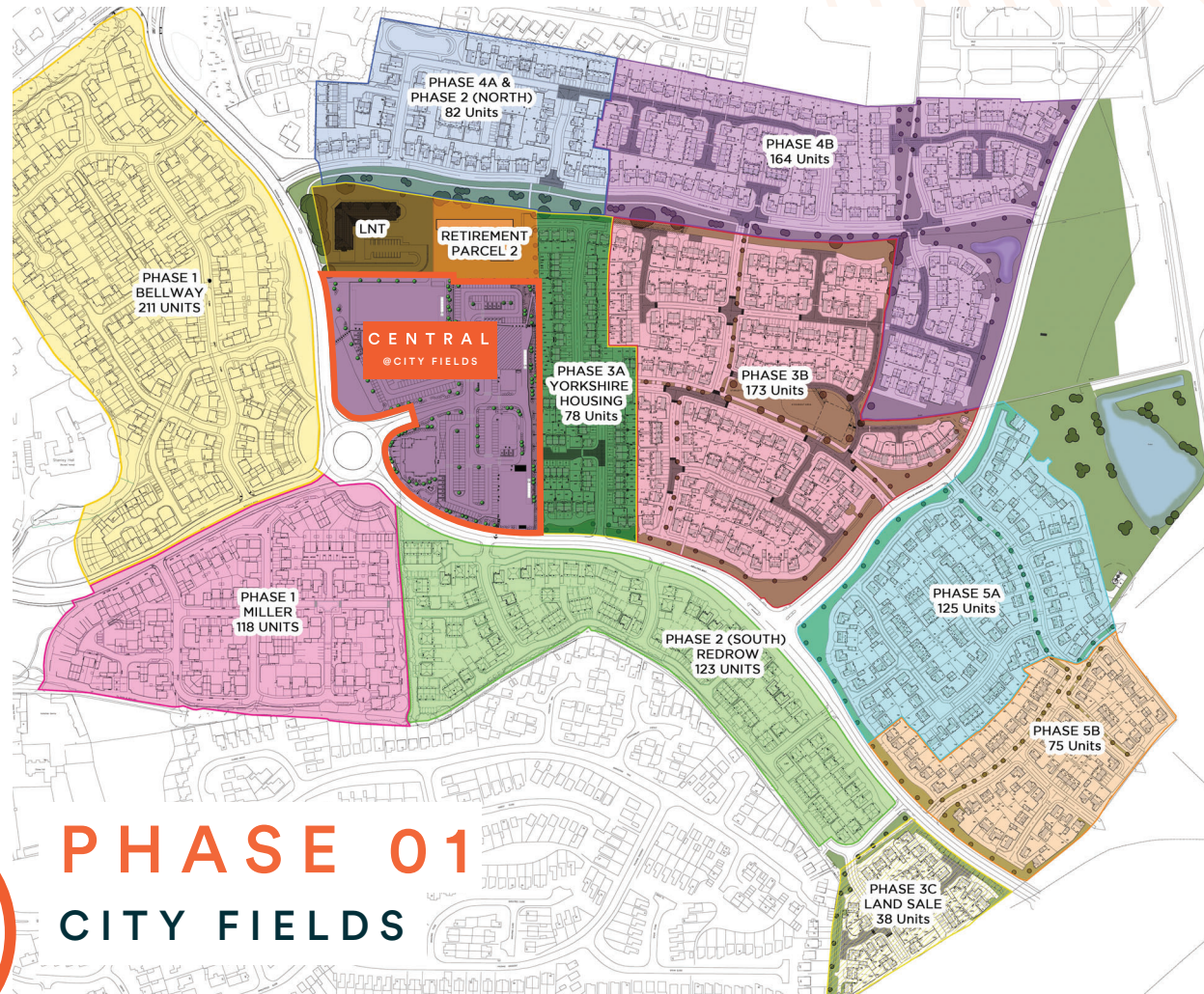
CENTRAL
@CITY FIELDS



IN THE HEART OF THE COMMUNITY

Central is located at the heart of City Fields - an emerging new neighbourhood. City Fields (formerly Wakefield East) is a 152 hectares (375 acres) sustainable urban extension just east of Wakefield city centre. The site has a number of landowners including Grantley Developments Ltd, Miller Homes Ltd, Stretton Estates (Wakefield) Ltd, Keyland Developments Ltd, Network Rail and Wakefield Council.

In addition to the 2,500 new homes there will be increased leisure, food and non food, retail and commercial opportunities. It will also be home to a new primary school, health facilities, shops, parkland, 700,000 sq ft of employment development and further open space giving better access to the 2 km waterside area along the canal and river.



PHASE 01
CITY FIELDS



CENTRAL
@CITY FIELDS



**2500
NEW HOMES**



**700,000 SQ FT
OF EMPLOYMENT
DEVELOPMENT**



**NEW PRIMARY
SCHOOL**



**NEW DISTRICT CENTRE
COMPRISING 110,000 SQ FT**



A NEW WAVE OF POSSIBILITIES

Located to the East of Wakefield City Centre, Central will be a vibrant development thoughtfully planned to provide an attractive mixed use commercial and retail scheme, which will complement the local vernacular. The scheme benefits from DeVeer Estates' commitment to creating a distinctive neighbourhood district centre of exceptional quality and design. Careful consideration has gone into ensuring Central @ City Fields will be the heart of the new community.

FLEXIBLE ACCOMMODATION

SUITABLE FOR A VARIETY OF
COMMERCIAL & RETAIL USES

AMPLE PARKING

WELL LOCATED PROMINENT SITE
WITH GREAT FRONTAGE TO
WAKEFIELD EAST RELIEF ROAD



CENTRAL
@CITY FIELDS





CENTRAL
@CITY FIELDS



FURTHER HOUSING
PROPOSED

PINDERFIELDS
HOSPITAL

FURTHER HOUSING
PROPOSED

REDROW HOMES
SCHEME UNDER CONSTRUCTION

MILLER HOMES
SCHEME UNDER CONSTRUCTION

WAKEFIELD
HOSPICE

FURTHER HOUSING
CONSENTED TO
YORKSHIRE HOUSING

BELLWAY HOMES
SCHEME UNDER CONSTRUCTION



FURTHER HOUSING
PROPOSED

FURTHER HOUSING
CONSENTED

PROPOSED RETIREMENT
VILLAGE & CARE HOME

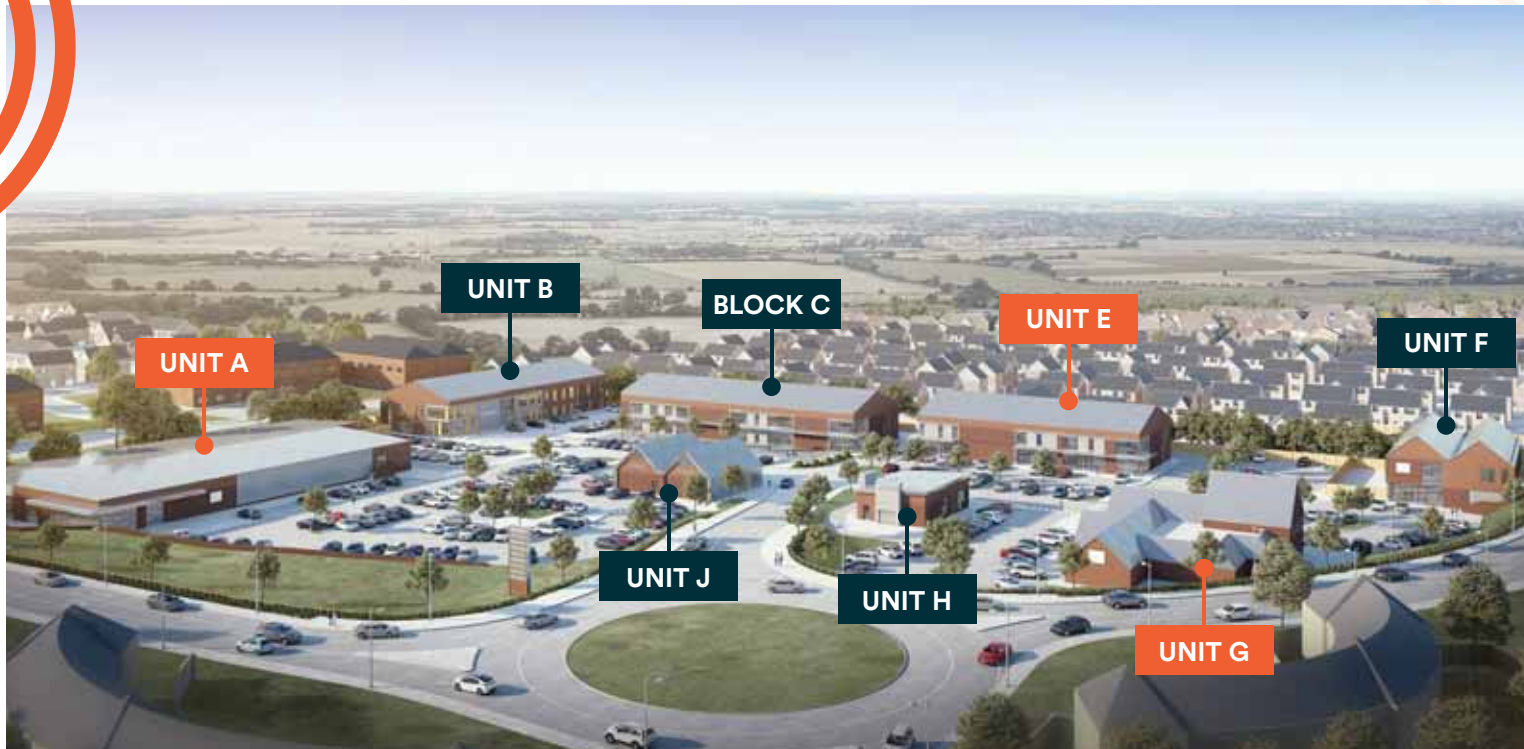
Site boundary for indicative purposes only.



DISTRICT CENTRE THE SCHEME



CENTRAL
@CITY FIELDS



DISTRICT CENTRE AVAILABILITY

- Unit A** Under Offer - Foodstore
- Unit B GF** Under Offer - Bespoke Facility
- Unit B FF** TO LET
- Block C*** TO LET - Neighbourhood Parade
- Unit E** Under Offer - Retail/Leisure
- Unit F** TO LET - Day Care/Nursery
- Unit G** Under Offer - Family Pub/Restaurant
- Unit H** TO LET - Drive Thru
- Unit J1** TO LET - Retail Unit
- Unit J2** Under Offer - Retail Unit

* Space divisible



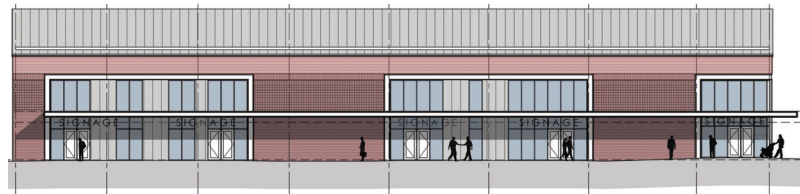
SPACE TO SUIT YOU



CENTRAL
@CITY FIELDS

Block C UNITS (C1-C5) TO LET NEIGHBOURHOOD RETAIL PARADE

Block F- TO LET DAY CARE / NURSERY



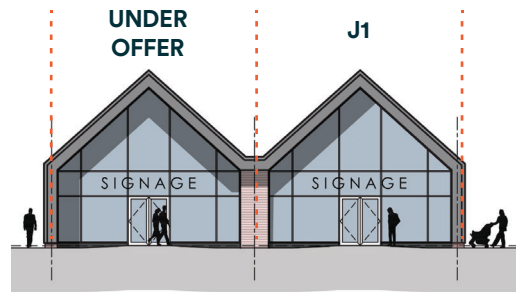
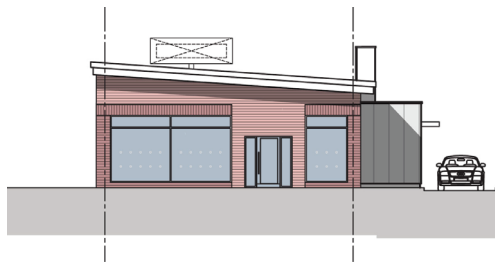
Elevation A

Elevation A

Elevation C

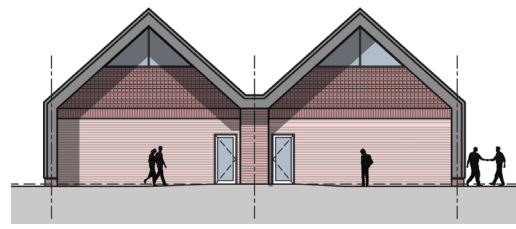
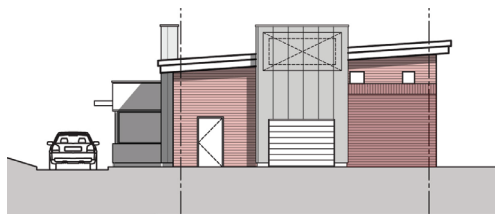
Block H TO LET DRIVE THRU

Block J UNIT J1 TO LET RETAIL UNITS



Elevation B

Elevation A



Elevation C

Elevation C

DISTRICT CENTRE AREA SCHEDULE

	Description	Use Class	GF	1F	TOTAL
			GIA	GIA	GIA
			ft2	ft2	ft2
Unit A	Foodstore	A1	24563	N/A	24563
Unit B	Bespoke Facility	A1/D1/B1(A)	10000	10000	20000
Block C	Flexible Retail /	A1/A3/A5/D1/D2	11000	11000	22000
Unit C1	Food & Drink /		1950	1950	3875
Unit C2	Community / Leisure		1950	1950	3875
Unit C3			2650	-	2650
Unit C4			3500	-	3500
Unit C5			725	7000	7725
Block E	Flexible Retail /	A1/A3/A5/D1/D2	10800	10800	21600
Unit E1	Food & Drink /	A1/A3/A5/D1/D2	4800	-	4800
Unit E2	Community / Leisure		2500	-	2500
Unit E3			2600	-	2600
Unit E4			650	10800	11450
Unit F	Day nursery / Creche		D1/B1(A)	5000	5000
Unit G	Family Pub	A3/A4	6125	1240	7365
Unit H	Drive-Thru	A3/A5	1800	-	1800
Block J	Flexible Retail /	A1/A3/A5	2580	-	2580
Unit J1	Food & Drink		1250	-	1250
Unit J2			1250	-	1250
Total	District Centre	A1/A3/A4/A5/D1/D2/B1(A)	71868	38040	109908

UNDER OFFER

DON'T MISS THIS OPPORTUNITY



CENTRAL
@CITY FIELDS

TERMS

A new FRI lease is available for a term of years to be agreed.
Rent on application.

RATING

Interested parties are advised to make their own enquiries of the valuation office.

ENERGY PERFORMANCE CERTIFICATE

Available upon request

VAT

The landlord has opted to tax so all payments are subject to VAT.

VIEWING & FURTHER INFORMATION

The development site can be viewed from the roadside. Various documentation is available on request and further information and the latest availability is available from **Fox Lloyd Jones**.

FOR FURTHER INFORMATION PLEASE CONTACT:

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Misrepresentations Act details prepared March 2019

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A DEVELOPMENT BY



DEVEER
ESTATES