

Subject To Planning

Andrew Miller

Chartered Surveyors

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CommercialPropertySurveyors.com

TO LET

--- Design & Build Warehouse Units ---

**Onward Park – Phase 3
Green Lane Industrial Park
Featherstone West Yorkshire
WF7 6EP**



(Indicative Design – Photograph of Existing Phase 1 Unit)

2,500 to 20,000 sq ft

LOCATION

Onward Park is a modern warehouse development situated just 2.5 miles south of Junction 31 of the M62 at Normanton and is within one of the areas most sought after distribution and manufacturing locations. From Junction 31, the M1/M62 intersection is 5 miles west and the A1M/M62 intersection is 5 miles east.

Barnsley, Bradford, Doncaster, Halifax, Harrogate, Huddersfield, Leeds, Rotherham, Sheffield, Wakefield & York are all within a 25 mile radius of the site. Manchester, Lincoln and Nottingham are within a 50 mile radius, as are the Ports of Hull, Immingham and Grimsby.

Leeds/Bradford Airport is 25 miles, Doncaster Airport is 30 miles and Manchester Airport is 65 miles. Wakefield Railway Station is approximately 7 miles.

THE DEVELOPMENT

Phase 3 of the development will adjoin the fully let Phase 1, which comprised 71,000 sq ft of mixed warehouse and B1 space. Phase 2 which is also being marketed will offer up to around 75,000 sq ft of design & build 'High Bay' warehouse space, subject to planning consent.

Phase 3 will offer unit sizes between 2,500 sq ft to 20,000 sq ft.

FEATURES

2,500 to 20,000 sq ft – Warehouse or Industrial Space

7m eaves height

Surface loading doors

Roof lights and low energy lighting

Secure fenced, gated & floodlit parking and yard

Remote monitored security cameras

Interlinked security / alarm systems

TERMS

The space will be offered on a design & build basis so that occupiers specific requirements can be incorporated into the design.

Available on negotiable lease terms at competitive rentals, plus vat, service charge and insurance. Please contact the sole agent for more information.

Full site, building and elevation plans are available from the sole letting agent:

Email: enquiries@warehousing-uk.com

Web: www.warehousing-uk.com

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