

FREEHOLD & LEASEHOLD DESIGN & BUILD OPPORTUNITIES AVAILABLE

- DETAILED PLANNING CONSENT SECURED FOR B1C, B2 AND B8
- HIGH SPECIFICATION UNITS LOCATED AT THE INTERCHANGE OF THE M62 & A1(M) MOTORWAYS
- PROPOSED 3-UNIT SCHEME OF 39,900 , 40,600 & 45,700 SQFT.
- TARGETING EPC A RATING

KNOTTINGLEY PARK.

M62/A1(M) KNOTTINGLEY



A project by

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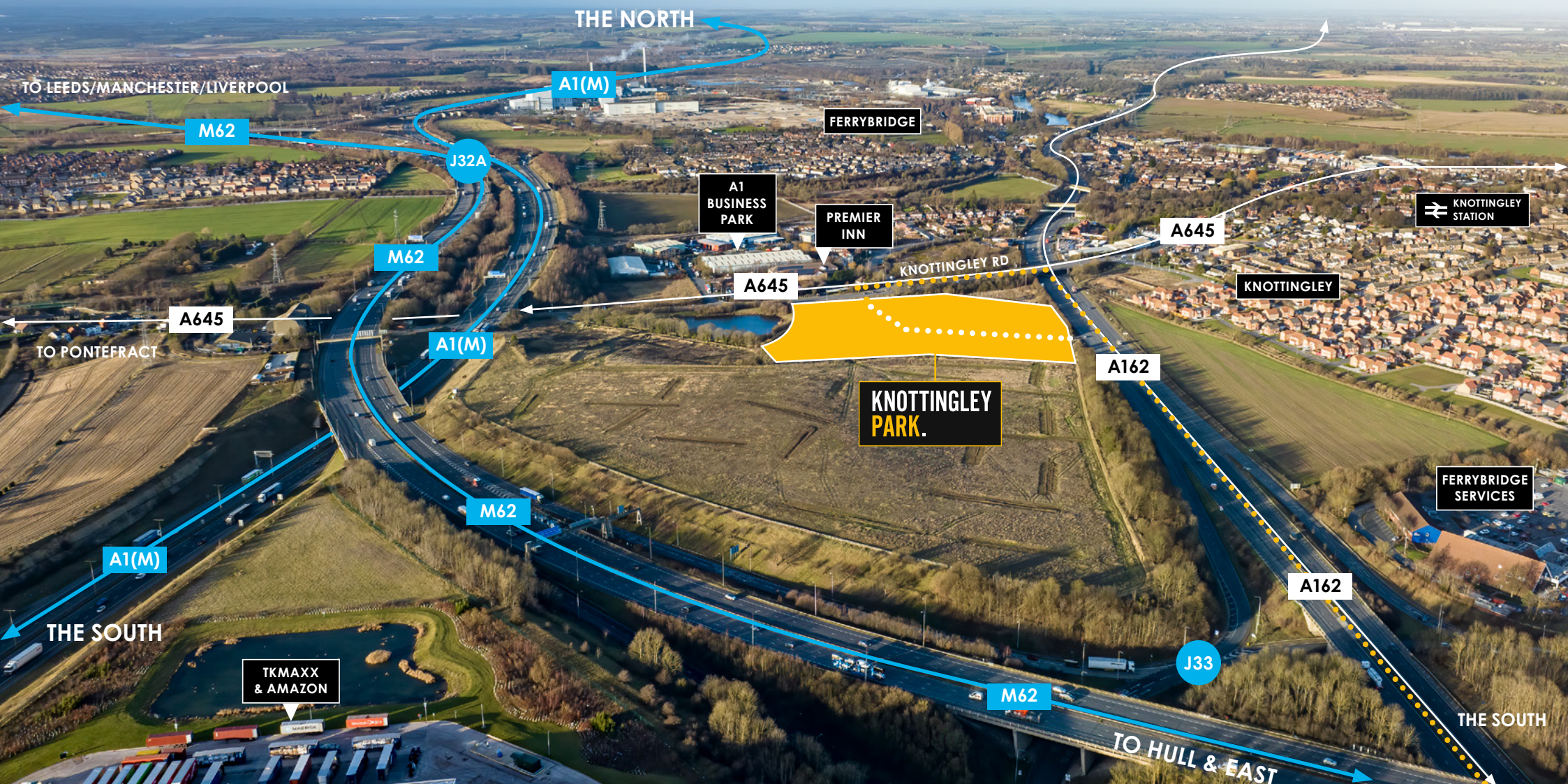
WF11 OBU

what3words:
heat.intro.stream

KNOTTINGLEY PARK.

M62/A1(M) KNOTTINGLEY

The proposed development is located at the interchange between the A1 (M) and the M62 and will be the latest parcel of land to come forward in this location, which started with Cross Point 33 (TkMaxx) and then Wakefield 515 (Amazon). The location allows direct access to the regional and national motorway networks and sits opposite to the existing A1 Business Park.



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KNOTTINGLEY PARK.

M62/A1(M) KNOTTINGLEY

Knottingley Park offers occupiers a unique design and build opportunity for industrial/warehouse units incorporating sustainable technology such as air source heat pumps and roof top photovoltaics. The project has also been designed with extensive landscaping, including a biodiverse wildlife area, with a large pond and circular walkway - creating a pleasant work environment with space for wellbeing activities.

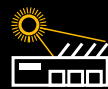
ESG FACTS



TARGETING EPC
A RATING



Targeting BREEAM
EXCELLENT



**PV READY
ROOF**



NEW LINK TO BUS STOP
**TRANSPORT
CONNECTIVITY**



BIODIVERSE

WILDLIFE AREA

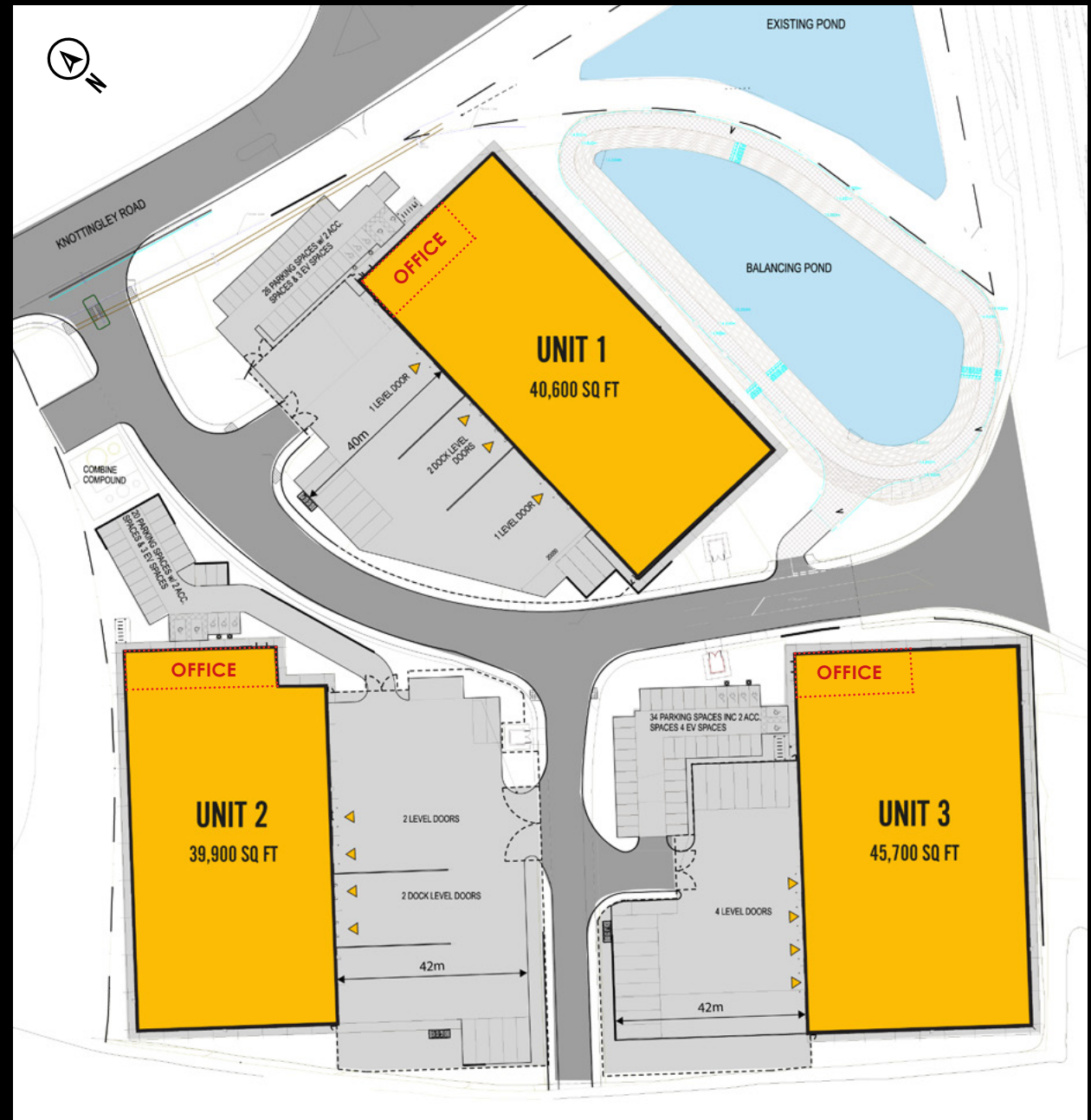
With large pond and walkway



KNOTTINGLEY PARK.

M62/A1(M) KNOTTINGLEY

	WAREHOUSE (SQ FT)	OFFICE (SQ FT)	TOTAL (SQ FT)
UNIT 1	38,000	2,600	40,600
UNIT 2	37,000	2,900	39,900
UNIT 3	42,500	3,200	45,700
TOTAL	117,500	8,700	126,200



INDIVIDUAL BUILDING SPECIFICATION

1 UNIT 1 - 40,600 SQ FT
38,000 SQ FT WAREHOUSE
2,600 SQ FT OFFICE



10M
EAVES HEIGHT



50 KN / M2
FLOOR LOADING



26 PARKING
SPACES | 3EV



2
DOCK DOORS

2
LEVEL ACCESS
LOADING DOORS



400KVA
POWER SUPPLY

2 UNIT 2 - 39,900 SQ FT
37,000 SQ FT WAREHOUSE
2,900 SQ FT OFFICE



10M
EAVES HEIGHT



50 KN / M2
FLOOR LOADING



20 PARKING
SPACES | 3EV



2
DOCK DOORS

2
LEVEL ACCESS
LOADING DOORS



400KVA
POWER SUPPLY

3 UNIT 3 - 45,700 SQ FT
42,500 SQ FT WAREHOUSE
3,200 SQ FT OFFICE



10M
EAVES HEIGHT



50 KN / M2
FLOOR LOADING



34 PARKING
SPACES | 4EV



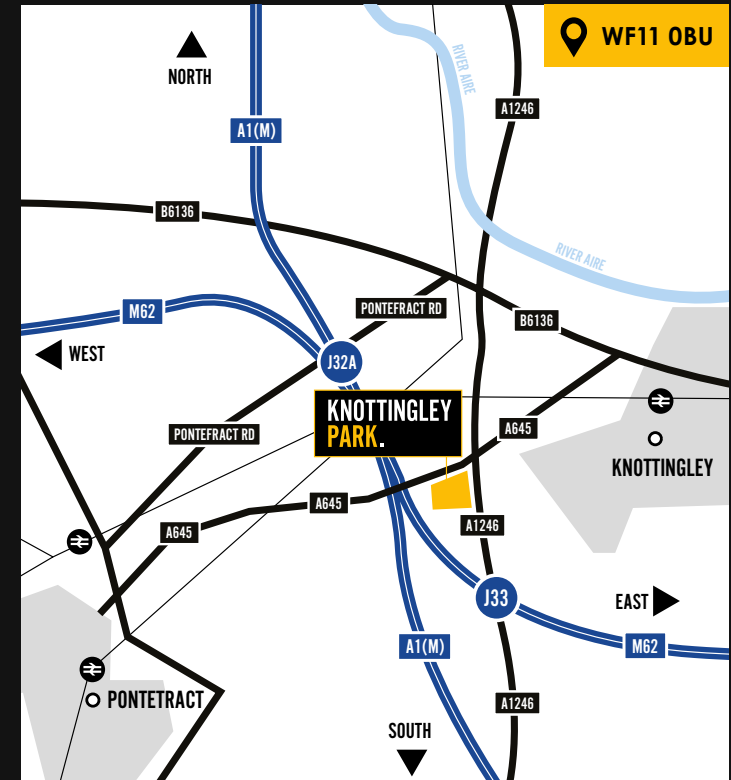
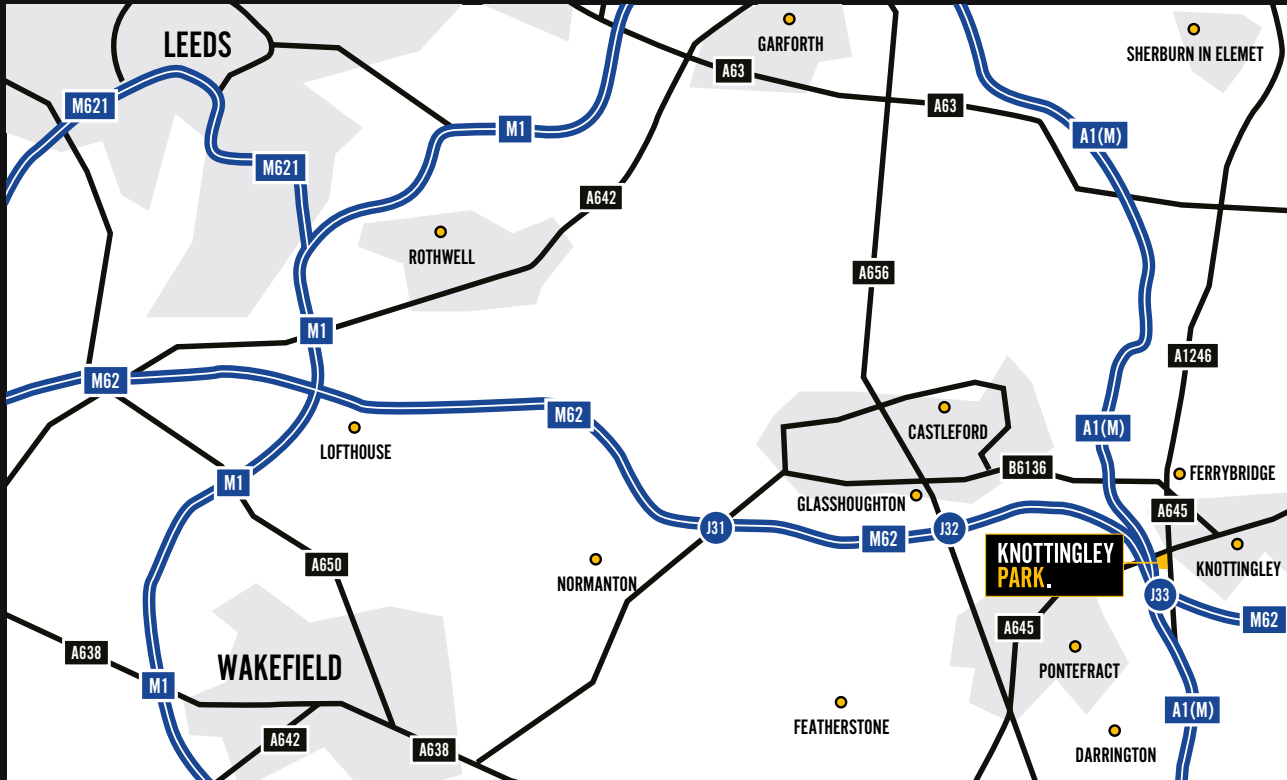
4
LEVEL ACCESS
LOADING DOORS



400KVA
POWER SUPPLY

KNOTTINGLEY PARK

M62/A1(M) KNOTTINGLEY



DISTANCES & DRIVE TIMES

Castleford	4.5 miles	11 minutes
Leeds	20 miles	36 minutes
Doncaster	15 miles	28 minutes
Sheffield	36 miles	54 minutes
J33 M62	1 mile	

* Drive times are approximate/Google Maps

KNOTTINGLEYPARK.CO.UK

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