



Strategic Business Park
Flanshaw Way / Wakefield / WF2 9LP



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New Industrial / Distribution development

**Units from 15,000
to 90,000sq ft.**

Outline Planning Consent for B1c, B2 and B8 use.

Excellent access to Junction 40, M1

Proposed Development

This new development will occupy a 10 acre site located just off the A638, and with easy access to the M1 at Junction 40. Units can be designed to suit individual occupier requirements, and are expected to range from around 15,000 to 90,000sq ft.



Site Plan + Render

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M1, Junction 40
 Leeds xx miles
 Sheffield xx miles
 Wakefield xx miles

Unit 4
 60,000 Sq Ft
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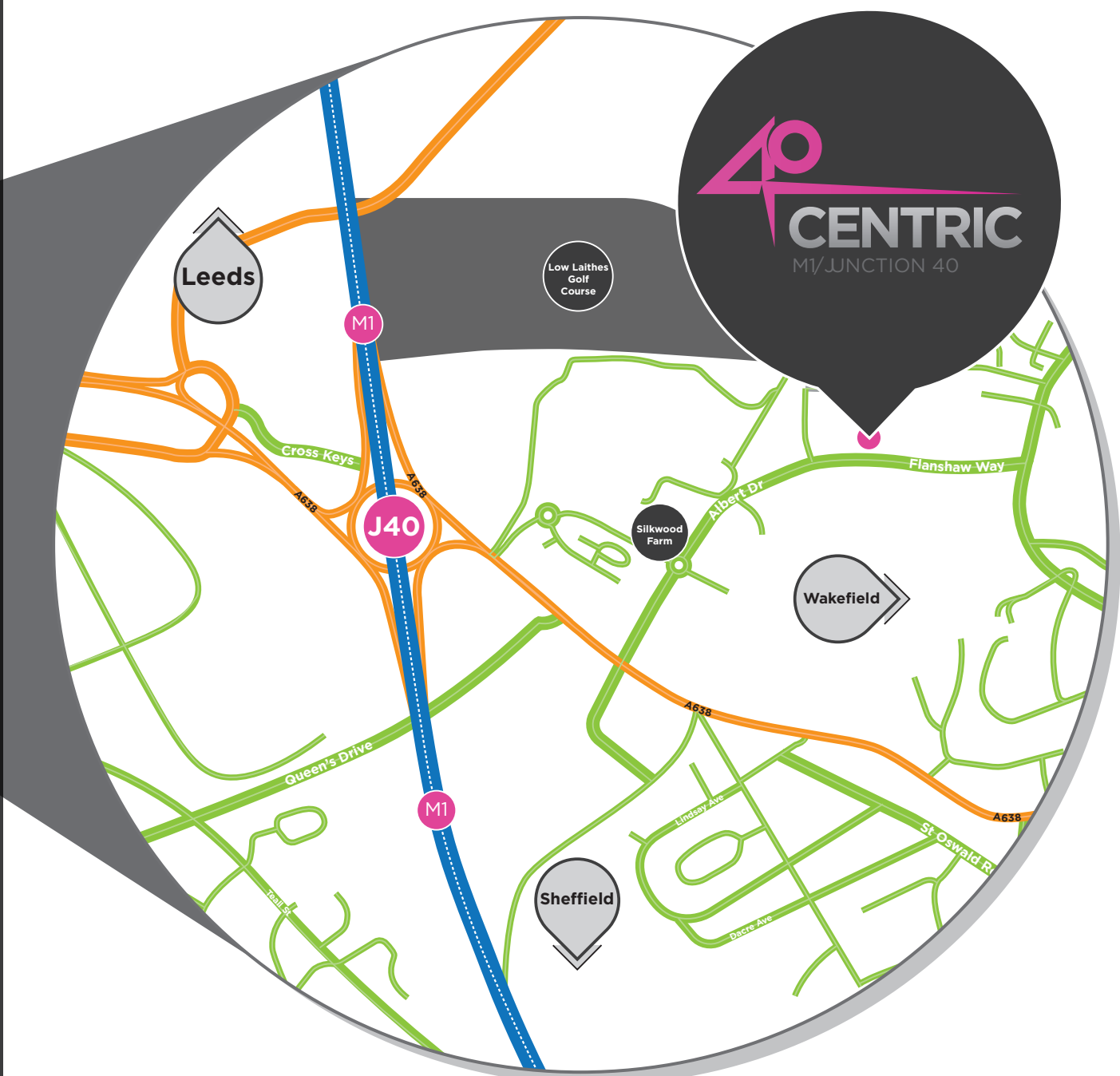
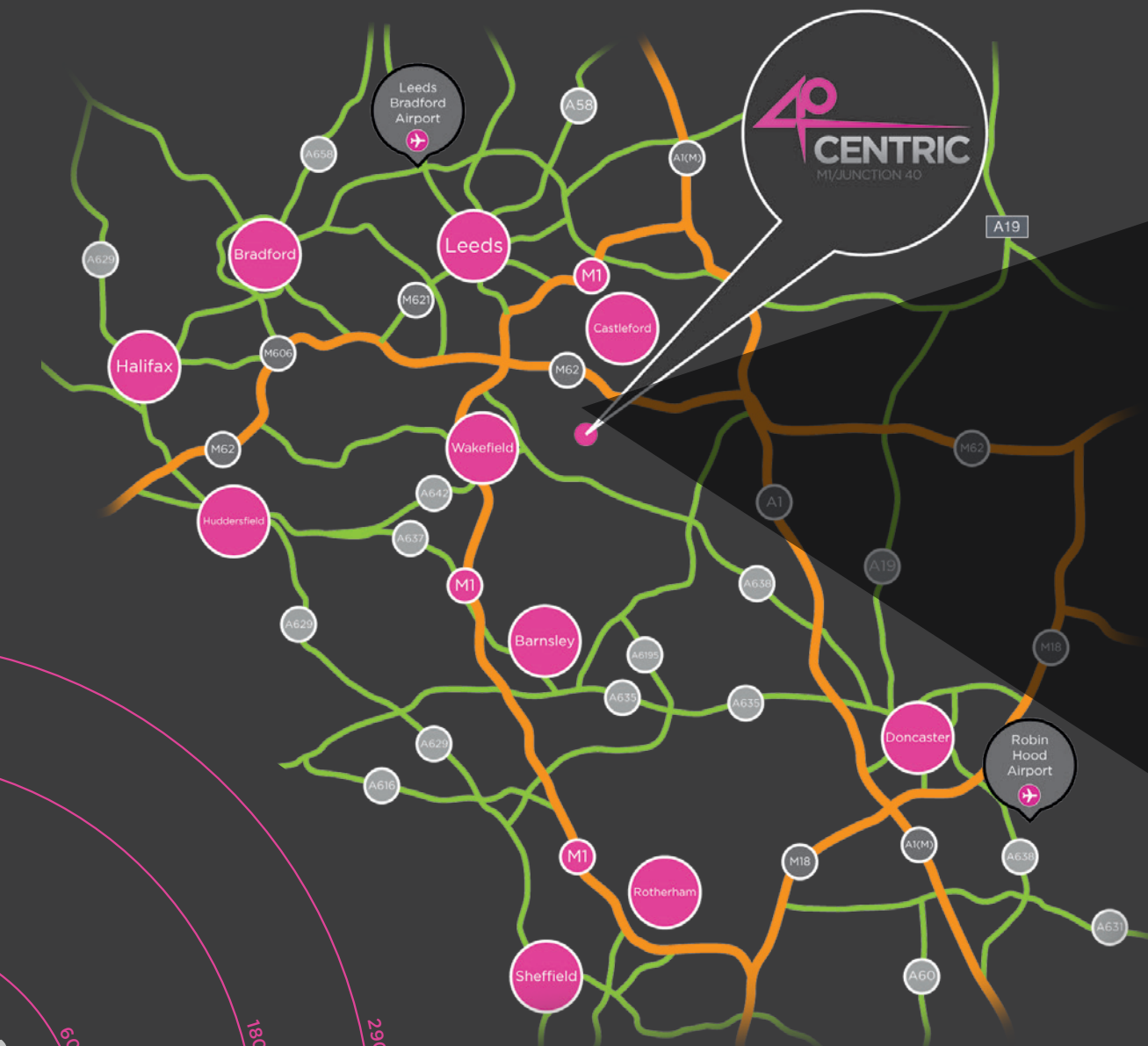
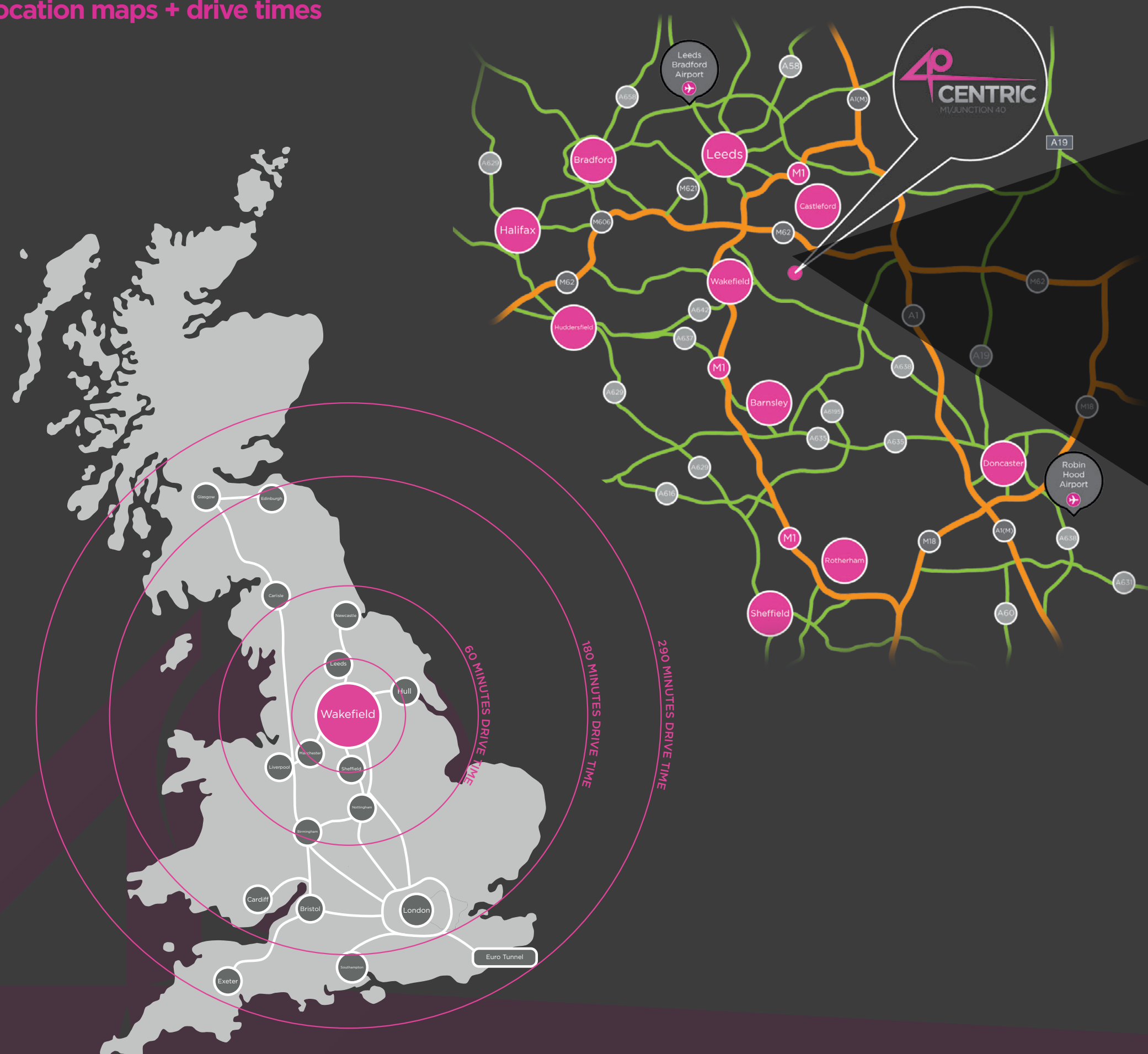
Unit 1
 25,000 Sq Ft
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Unit 3
 50,000 Sq Ft
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Unit 2
 30,000 Sq Ft
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Location maps + drive times



Wakefield district is located in the heart of the UK only 16 km from Leeds and 67 km from Manchester. The district's central city is Wakefield with a population of around 325,000 people, and over 1.37 million people within 30 minutes' travel.

Wakefield district is one of the most accessible places in the UK. Three of the country's main road networks meet just outside the city, as well as a main trainline to London. We link East to West and North to South, as well as being on the West-European Economic Corridor linking us directly to the continent by air and sea.

As a business location Wakefield has a flexible workforce, with good choices in education, training and housing. Excellent healthcare facilities and some of the UK's most unique and popular cultural attractions all help to make the Wakefield district an opportunity not to be missed.

Planning

The site benefits from Outline Planning Consent for B1c, B2 and B8 use.

Terms

Units are available for freehold purchase or lease on terms to be agreed.



Further information

Please contact the joint agents:



Name here
XXXX@gva.co.uk



Name here
XXXX@cartertowler.co.uk

A development by:



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