

# Switch490

Wakefield Europort, West Yorkshire, **WF10 5QH**

Junction 31 M62 

490,118 SQ FT (45,532 SQ M)  
**BEST IN CLASS, CROSS DOCK  
LOGISTICS FACILITY**  
DIRECT ACCESS J31 M62  
**TO LET**

**RESERVED MATTERS PLANNING CONSENT  
SITE PREPARATION UNDERWAY**



# YORKSHIRE'S PREMIER LOGISTICS LOCATION

SWITCH 490 comprises one of the largest single unit development opportunities in the North of England with full reserved matters planning consent for warehouse and distribution accommodation up to approximately 490,118 Sq Ft.

SITUATED WITHIN WAKEFIELD EUROPORT ←

HIGH SPEC CROSS DOCK UNIT ←

ADJACENT TO J31 M62 ←

EQUIDISTANT BETWEEN M1 AND A1(M) CORRIDORS ←

RESERVED MATTERS PLANNING CONSENT IN PLACE ←

SITE PREPARATION WORKS UNDERWAY ←



- EASY ACCESS TO WAKEFIELD RAIL FREIGHT TERMINAL
- FANTASTIC PORT CONNECTIONS
- LEEDS BRADFORD AIRPORT WITHIN A 35 MIN DRIVE
- HIGH PROFILE LOCAL OCCUPIERS

# SITUATED IN A MAJOR DISTRIBUTION HUB

Wakefield Europort is regarded as one of the region's most sought after distribution locations which is already home to occupiers such as:



Hull / Doncaster / Scunthorpe  
A1(M) / M18 / M180

M62 West  
Leeds, Bradford,  
Manchester

M1 N/S  
Barnsley / Sheffield  
/ Rotherham

Wakefield  
Rail  
Freight  
Terminal

# CROSS DOCKED LOADING

To be built to the best-in-class standards, the highly-specified design will provide approximately 490,118 sq ft of warehouse / distribution space, including integrated office space over 3 floors and flexible ground floor undercroft area.

The unit will benefit from the following specification:



15m Haunch Height



56 Dock Level Loading Doors



8 Double Height Loading Doors



50m Yard Depth



Fully Secure Yard with Gatehouse



50 KN m2 Floor Loading



2.5 MVA Power Supply



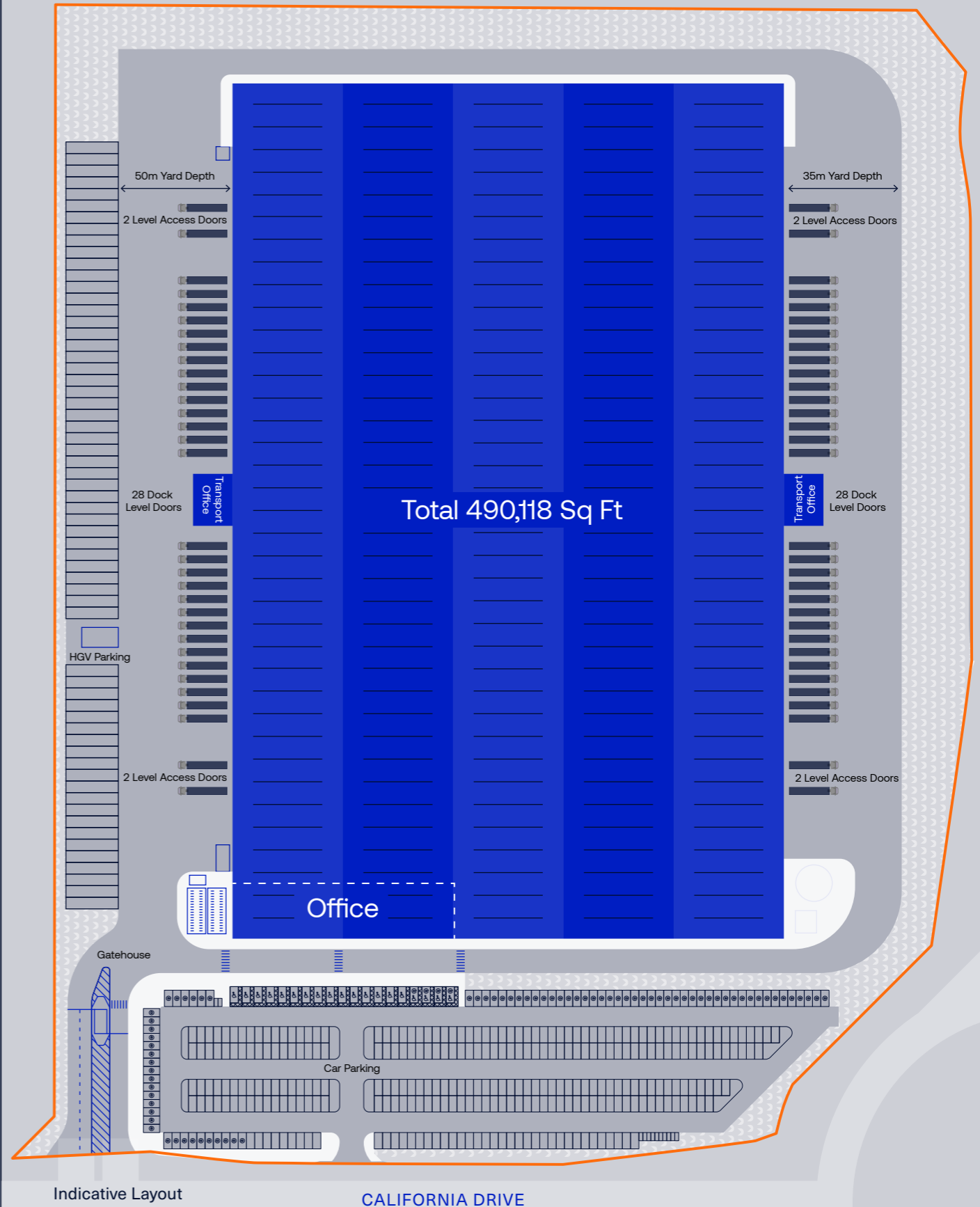
62 HGV Parking Spaces



384 Parking / 79 EV Charging Spaces

Accommodation	Sq Ft	Sq M
Warehouse	459,569	42,695
Offices FF	11,496	1,068
Offices SF	11,496	1,068
Transport Hub 1	3,671	341
Transport Hub 2	3,671	341
Gatehouse	215	20
<b>Total</b>	<b>490,118</b>	<b>45,533</b>

Site Area:  
22.8 Acres



# DESIGNED WITH THE FUTURE IN MIND

Switch 490 has been designed to support occupiers in achieving their sustainability and well-being goals. The building will be delivered to net-zero carbon construction standards and BREEAM Excellent.

Features include 79 electric vehicle charging stations and 5% of the rooftop will be equipped with photovoltaic panels. The remaining roof space will be PV ready for future installation.



Building to be 'Well Ready'



Net Zero Carbon in Construction (UK GBC)



BREEAM Target Excellent



EPC Target A



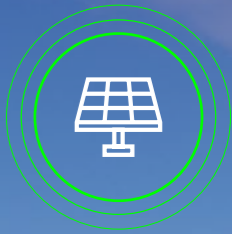
79 EV Charging Spaces



15% Rooflights



110 Covered Cycle Spaces



5% PV Installed to the Roof - Remaining Roof 'PV Ready'



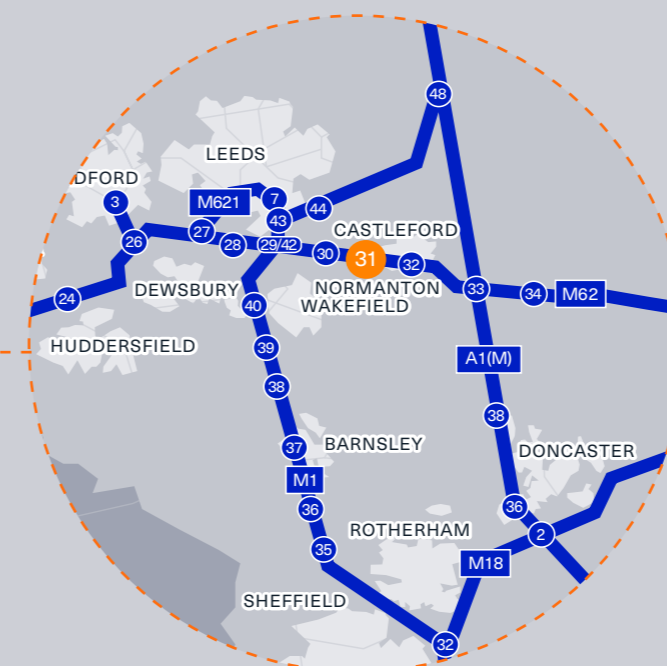


# STRATEGIC LOCATION FOR SUPPLY CHAIN EXCELLENCE

Switch 490 is located immediately adjacent to **Junction 31 of the M62** and benefits from excellent links to the region, the rest of the UK and mainland Europe via road, rail and sea. Situated within the well established Wakefield Europort, the park provides a high capacity inter-modal railfreight terminal with daily direct import / export services.

SAT NAV **WF10 5QH**

[RUCKSACK.SUBMITS.CLOUD](http://RUCKSACK.SUBMITS.CLOUD)



Cities	Miles	Time
Wakefield	8	22 mins
Leeds	13	30 mins
Sheffield	35	50 mins
Manchester	51	1 hr 35 mins
Liverpool	97	2 hrs
Birmingham	113	1 hr 50mins
London(Central)	194	3 hrs 10mins

Junctions	Miles	Time
J31 M62	0	3 mins
A1/M62	5	7 mins
M62/M1	6	9 mins
M62/M18	25	26 mins

Airports	Miles	Time
Leeds	21	3 mins
Manchester	62	1 hr 20 mins
East Midlands	75	1 hr 40 mins

Ports	Miles	Time
Hull	49	1 hr
Immingham/Grimsby	64	1 hr 5 mins
Liverpool	79	1 hr 20 mins
Goole	25	40 mins

Rail Freight	Miles	Time
Wakefield	0.8	2 mins
Doncaster IPort	26	35 mins

# HIGHLY SPECIALISED INFRASTRUCTURE & LABOUR POOL

Wakefield is the leading distribution location serving the North of England, strategically located 13 miles South of Leeds and 51 miles East of Manchester. The district has an expanding resident population and burgeoning labour market and is currently home to more logistics and distribution firms than any LEP area outside London and the South East.

LABOUR PROFILE OF **2.1 MILLION** WITHIN **35 MILE** RADIUS ←

MEDIAN HOURLY PAY RATE IS **8% LOWER** THAN THE NATIONAL AVERAGE ←

**45 MILLION** PEOPLE WITHIN 4.5 HOUR HGV DRIVE TIME ←



M62

J31

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