

Available Q3 2023



TO LET

**Two New Industrial & Logistics Units
28,500 sq ft & 16,500 sq ft**



Silkwood Park
Wakefield WF5 9EE

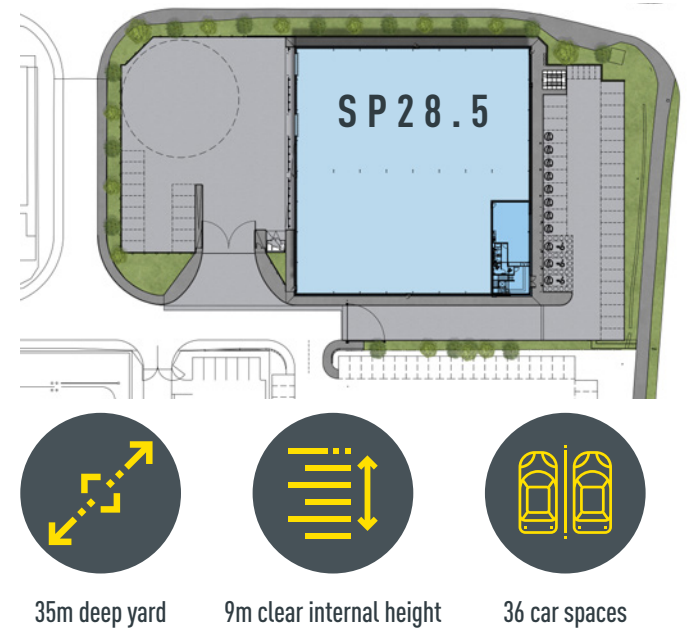
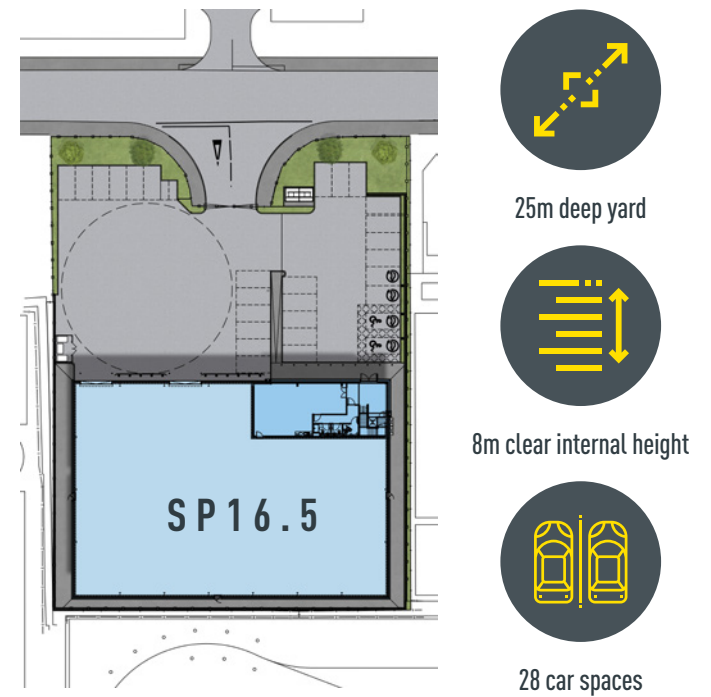


DESCRIPTION

The development comprises 2 Industrial / Warehouse units of steel portal frame construction with insulated profile metal sheet roofs and elevations. Each unit has a secure goods yard together with internal office accommodation and separate parking areas.

ACCOMMODATION

Description	sq ft	sq m	Description	sq ft	sq m
Warehouse	25,500	2,369.02	Warehouse	13,500	1,254.19
GF Offices	1,500	139.36	GF Offices	1,500	139.36
FF Offices	1,500	139.36	FF Storage	1,500	139.36
Total	28,500	2,647.74	Total	16,500	1,532.91





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LOCATION

The new units are located on the successful Silkwood Park development immediately off Junction 40 of the M1 motorway. Silkwood Park is accessed from the A638 and both units are accessed via "The Wilfred" from Albert Drive, the main Estate Road.

The M1/M62 interchange is 4 miles to the north of Junction 40 whilst Leeds is 9.8 miles to the north. Wakefield city centre is some 2 miles to the east.

ALL ENQUIRIES

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