



CityFields

WAKEFIELD WF1 5PJ

WAKEFIELD EASTERN RELIEF ROAD (A6194)

FOR SALE / TO LET NEW MIXED USE DEVELOPMENT

TRADE COUNTER

FROM

4,000 SQ FT



INDUSTRIAL / WAREHOUSE

FROM

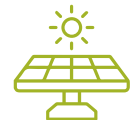
20,000 - 150,000 SQ FT



PLUS FUTURE POTENTIAL
**ROADSIDE FOOD
RETAIL & AMENITIES**



**SUSTAINABLE
FOCUSED
DEVELOPMENT**





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CITYFIELDS...TAKING WAKEFIELD INTO THE FUTURE

City Fields Wakefield is conveniently located 15 minutes walking distance from Wakefield City Centre and a 5 minutes' drive to the M1 motorway, Leeds City Centre can be reached in 25 minutes. City Fields is also within easy reach of Westgate and Kirkgate railway stations in Wakefield – connecting you to Birmingham in 1 hour 35 minutes and London in 1 hour 46 minutes.

Adjacent to City Fields Wakefield is the City Fields living development of 2,500 homes which includes plans for new and enhanced school provision, a commercial park and new district and local centres that will offer health, retail and community facilities. Outdoor leisure opportunities will be provided that connect to canal and river tracks and new open green spaces. Walking and cycling routes will be created that link to both the city centre and surrounding areas.



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INDICATIVE MASTERPLAN

City Fields will comprise a brand new high quality development of units built to an institutional standard on a speculative or design and build basis. Occupiers exact requirements can be accommodated (subject to planning and design).

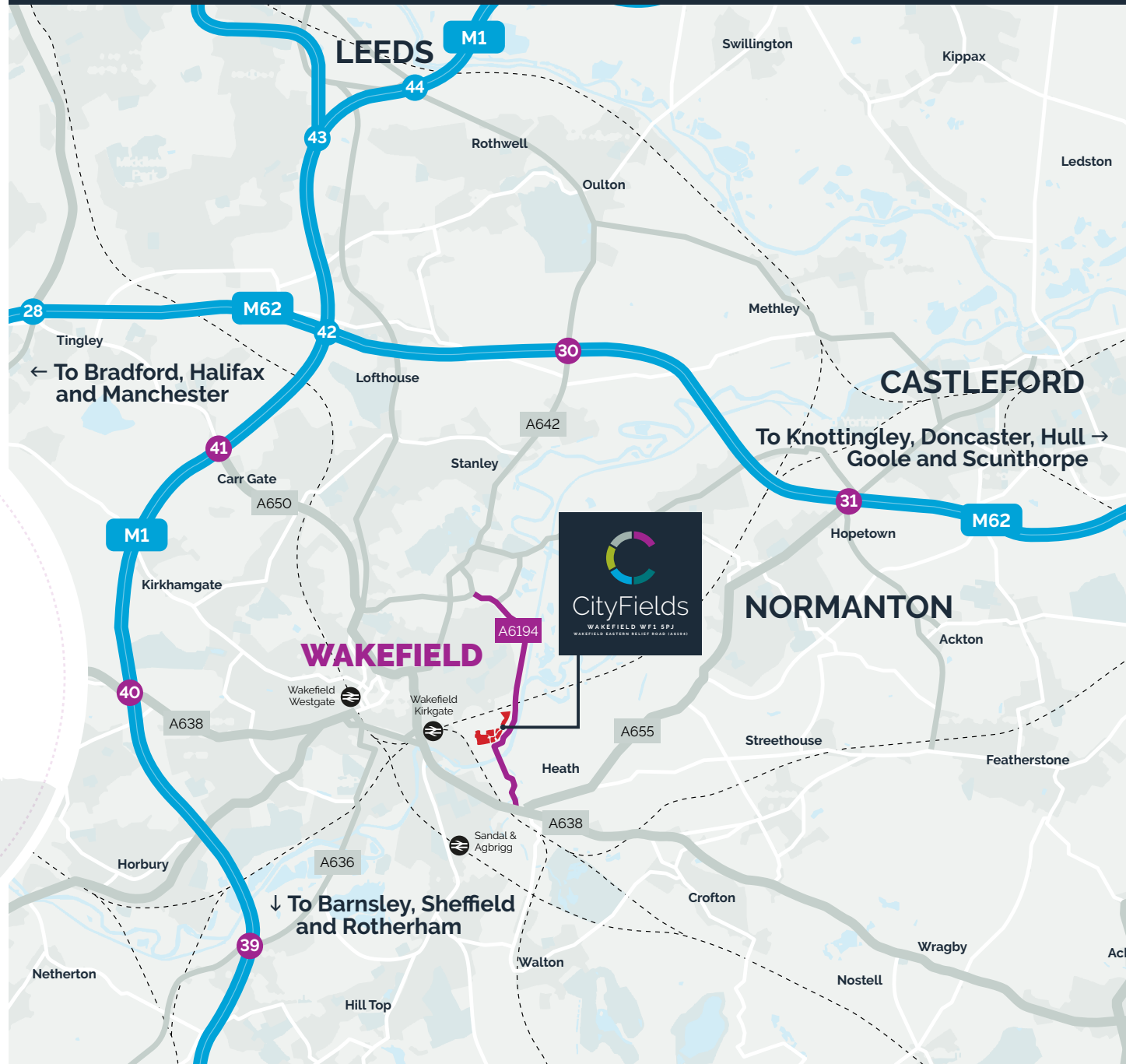


**ALTERNATIVE
PLOT 1
(150,000 SQ FT UNIT)**

LOCATION

The scheme is situated to the South East of Wakefield town centre and benefits from direct access to the new Wakefield Eastern Relief Road (WERR).

The site now benefits from improved access to Junction 30 of the M62 to the north linking with the A638 Doncaster Road to the south. Wakefield town centre and Wakefield Kirkgate train station are within a short distance.



TRADE COUNTER FROM 4,000 SQ FT



SPECIFICATION



Terraced high
specification units



Haunch heights
circa 8m



Office
provision



Ground level
loading access



Target EPC
rating A



Shared secure
yard



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INDUSTRIAL / WAREHOUSE FROM 20,000 - 150,000 SQ FT



Indicative Image



SPECIFICATION



Detached & Semi detached high specification units



Haunch heights 8-15m



5-10% offices at first floor



Ground & dock level loading access



Target EPC rating A



Secure plots with service yards depths of 30-50m



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FUTURE POTENTIAL DEVELOPMENT ROADSIDE FOOD, RETAIL & AMENITIES



DRIVE THRU

FEATURES



The site is highly visible fronting A6194 Neil Fox Way - on the roundabout and overlooking the River Calder



Established customer base in existence with daily flow of traffic - 29,554 motor vehicles (2019 DFT manual count)



800 potential employees on full occupation of CityFields



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SUSTAINABLE FOCUSED DEVELOPMENT



SPECIFICATION



Ability for on-site
renewable energy
generation



Water
conserving
sanitaryware



Environmentally
preferable building
materials



Increased
insulation
levels



Low
energy
lighting



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SUSTAINABLE FEATURES

Low Carbon Development

- Enhanced CO² emissions savings vs a standard new build development
- An EPC rating of A is targeted on all units. BREEAM 'Excellent' is anticipated
- Fabric first building design approach
- Carbon Neutral cladding envelope
- Whole Life Carbon Assessment undertaken from Stage 2 to minimise embodied carbon
- Warehouse roof area incorporating high efficiency roof lights offering good daylight potential and thermal performance
- Well insulated building envelope with Euroclass A1 non-combustible insulation offering best in class fire protection
- Office incorporating LED lighting with movement controls and daylight dimming
- Low air permeability design reducing air leakage
- Secure and well-lit cycle parking facilities
- 10% of parking spaces with electric vehicle charging
- Enhanced water saving features
- Climate change in paints and materials adaptation strategy



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INDICATIVE DEVELOPMENT TIMELINE



EPC

The property will be assessed on completion for EPC rating - anticipated A.

BREEAM

The property will be assessed on completion for BREEAM rating - anticipated Excellent.

TERMS

Units are available on both freehold and leasehold terms. For further information, please contact the joint agents.

VAT

Figures quoted are exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyors costs incurred.

LOCAL AUTHORITY ASSISTANCE

For further information please contact Wakefield First on 01924 306008.

**WAKEFIELD
FIRST**



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A development by



www.cityfields.co.uk

in conjunction with



CONTACTS

For all enquiries please contact the joint agents,



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