

Connecting your business
to your customers



TRI-LINK **140**

B2 | B8 | 142,000 sq ft

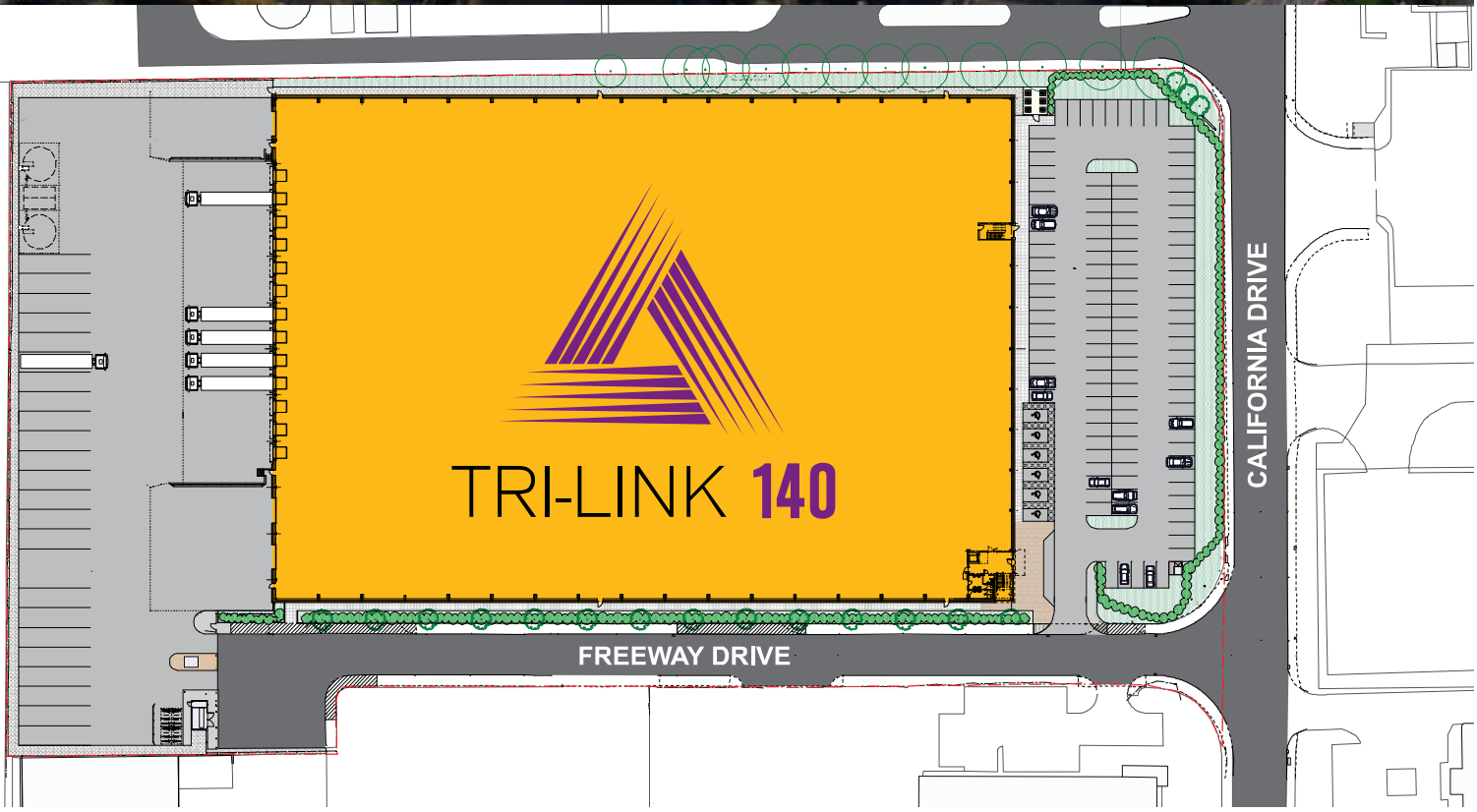
NEW INDUSTRIAL & DISTRIBUTION UNIT

Available Autumn 2015

1 minute from J31 | M62

Wakefield | Europort | WF10 5QH

WWW.TRI-LINK140.CO.UK





Indicative aerial of Tri-Link 140



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Specification

- 142,000 sq ft in total
- 135,000 sq ft warehouse space
- 7,000 sq ft office space
- 126 car parking spaces
- 34 HGV spaces
- 50 K/N per m² floor loading
- 13 Level dock loading doors
- 2 level access doors
- 450 KVA 3 phase power supply
- 48 metre overall yard depth
- 5,96 acre secure site
- 13m eaves height

Indicative CGI of Tri-Link 140 - front



Indicative CGI of Tri-Link 140 - back



Location

Wakefield Europort is an established location at J31 of the M62 and is regarded as a flagship industrial and warehouse development offering high quality buildings in a highly accessible and strategic motorway location.

The location also benefits from European rail freight access through the Europort freight terminal, ready access to the deep water Ports of Goole and Hull and five international airports within a one hour drive.

Description

The Scheme provides an excellent industrial and warehouse opportunity, comprising 142,000 sq ft facility incorporating 135,000 sq ft of warehouse plus 1,000 of office/reception at the ground floor level with 6,000 sq ft of office space set out on the first floor level.

Planning

The 5.96 acre site has planning for B2 and B8 uses.

Terms

Available from the agents upon request.



TRI-LINK 140

Adjacent to Junction 31 of the M62, almost midway between the M1 and the A1 at the heart of the West Yorkshire conurbation.



For further information please contact either of the joint agents:

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