



**SAT NAV:
WF7 6EP**

**FULL PLANNING
PERMISSION GRANTED**



- CLOSE TO
- CLEAR WORKING HEIGHT OF 12 METRES
- GENEROUS SECURE CONCRETE YARD (43M DEPTH)
- 6 LOADING DOORS

Indicative Image



TO LET
NEW HIGH BAY WAREHOUSE UNIT
UP TO 66,812 SQ FT (6,207 SQ M)

UNIT 1
PHENIX
PARK

PHOENIX AVENUE GREEN LANE INDUSTRIAL ESTATE FEATHERSTONE PONTEFRACT WF7 6EP

PHOENIX PARK

SPECIFICATION

Unit 1 Phoenix Park will consist of a brand new high bay warehouse facility of steel portal frame construction and benefitting from the following specification:

- 12m to underside of haunch
- Warehouse uniform floor loading of 50 kNm²
- Secure concrete rear yard with 43m depth
- 6 loading doors (including 4 docks)
- 3.99 acre site
- 37% site density
- First floor offices
- 62 car parking spaces

Please note that alternative designs can be accommodated on a design and build basis.

ACCOMMODATION

Area	sq ft	sq m
Warehouse	62,776	5,832
Ground Floor Reception & Welfare	1,023	95
First Floor Offices & Welfare	3,014	280
Total	66,812	6,207



LEGAL COSTS

Each party are to be responsible for their own legal costs.

EPC

The property will be inspected and rated on practical completion of the building.

TENURE

The property is available on a new full repairing and insuring lease on terms to be negotiated. For further information, please contact the joint agents.



LOCAL OCCUPIERS INCLUDE:



Indicative Image

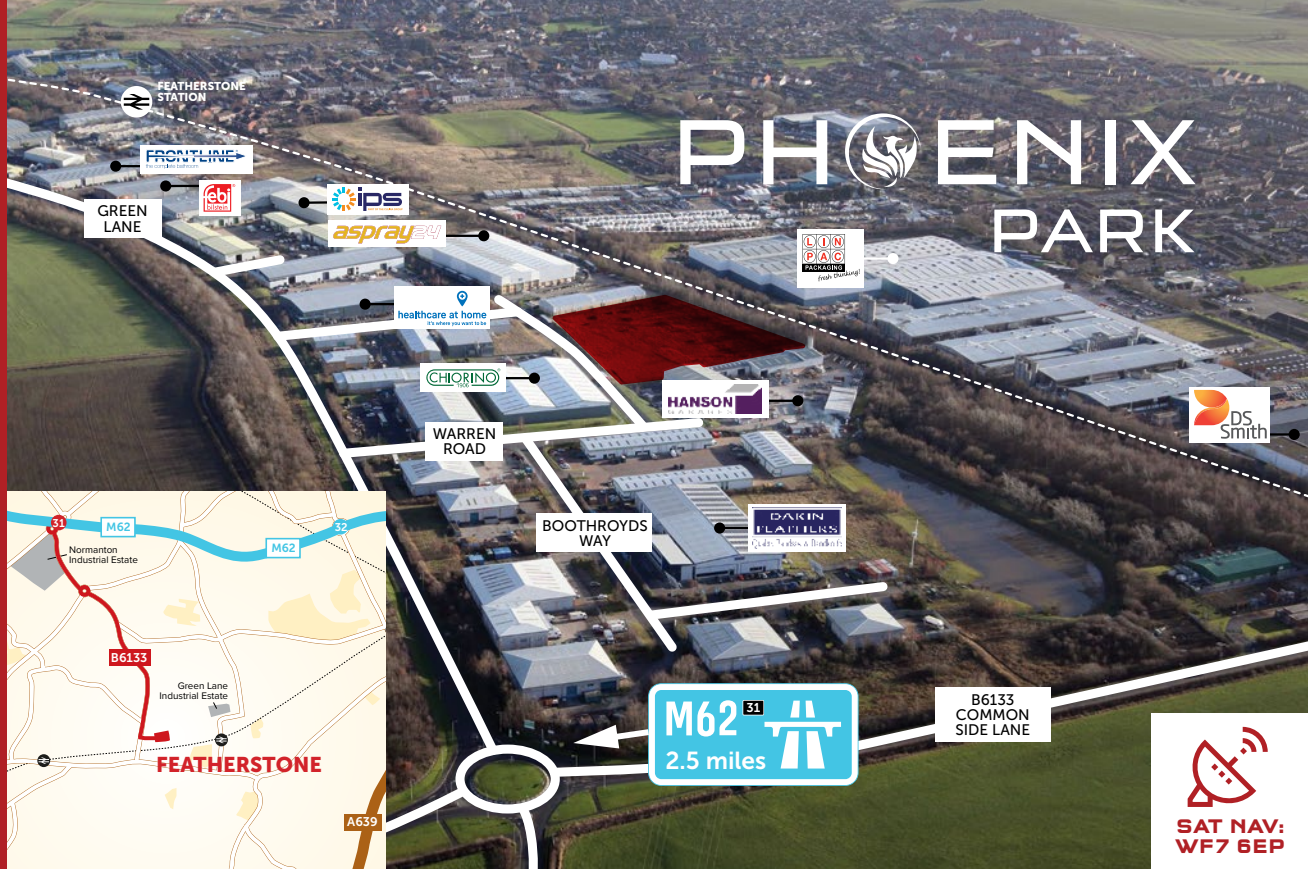


LOCATION

Phoenix Park at Green Lane Industrial Park is just to the west of Featherstone and is 2.5 miles south of Junction 31 of the M62. Barnsley, Bradford, Doncaster, Halifax, Harrogate, Huddersfield, Leeds, Rotherham, Sheffield, Wakefield and York are all within a 25 mile radius.



Doncaster / Sheffield Airport is just 30 miles away, Leeds / Bradford Airport is within 25 miles and Manchester Airport within 65 miles.



DRIVE TIMES

Place	Miles	Drive Time (mins)
Wakefield	7	20
Leeds	14	27
Doncaster	17	40
Hull	52	60
Sheffield	31	56

Source: Google Maps

FURTHER INFORMATION

Please contact the joint letting agents in the first instance.

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