

**POWERED**

**PRIME WEST YORKSHIRE LOGISTICS  
DEVELOPMENT** CAPABLE OF  
ACCOMMODATING FACILITIES BETWEEN  
**40,000 SQ FT AND 640,000 SQ FT.**

*BY LEGACY*



# EXECUTIVE SUMMARY

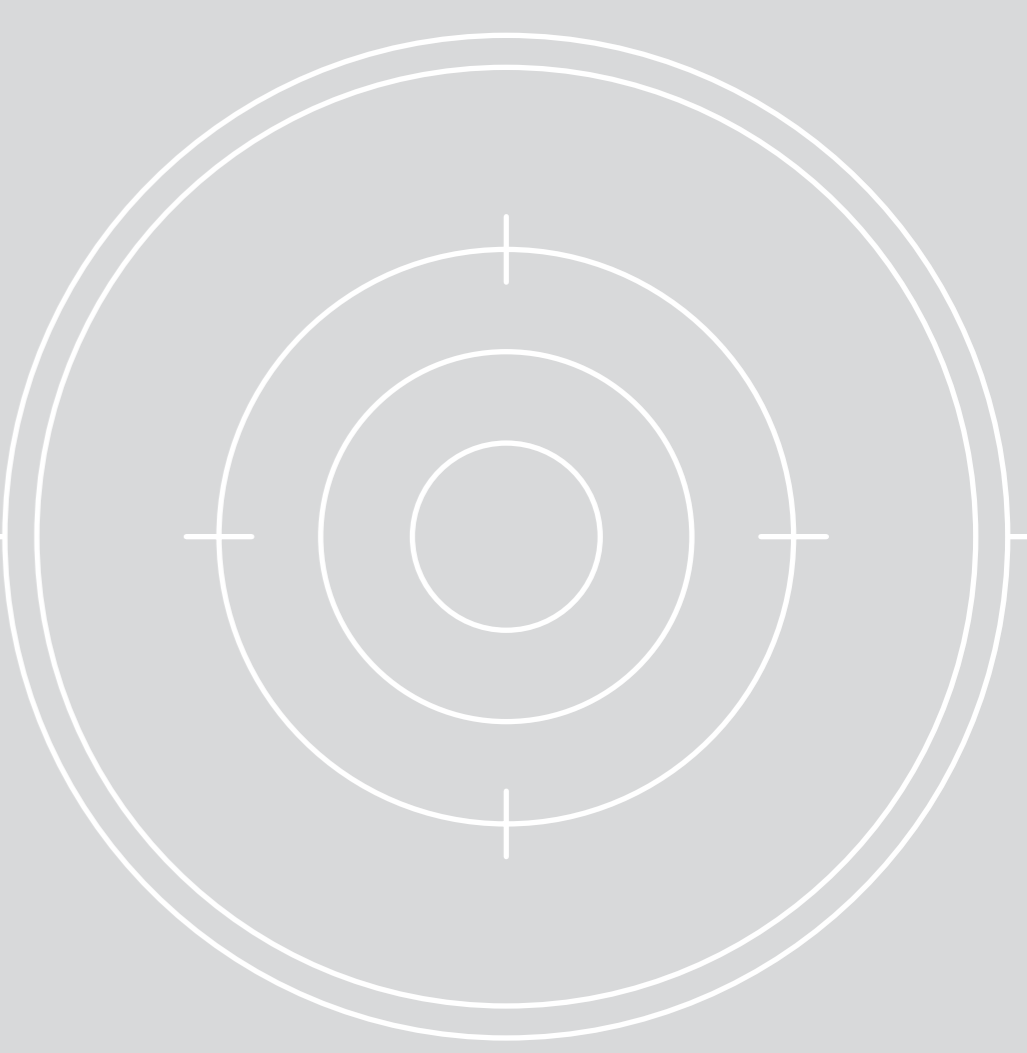
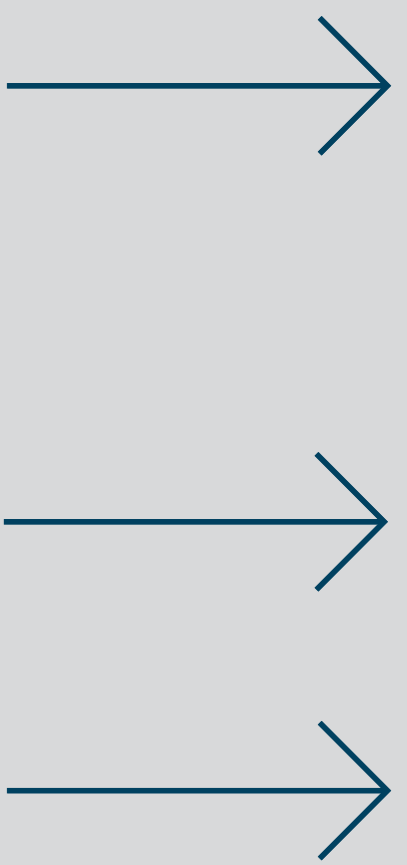
THIS IMPRESSIVE NEW DEVELOPMENT IS MOUNTPARK'S THIRD DEVELOPMENT IN WEST YORKSHIRE. SET OVER **110 ACRES** THE SITE BENEFITS FROM PLANNING CONSENT FOR UP TO **1,640,000 SQ FT** OF INDUSTRIAL AND LOGISTICS ACCOMMODATION.

Site infrastructure and enabling works are underway to create a vertical ready central development plot for summer 2026. At the same time two Reserved Matters Applications have been submitted for this plot; a single cross-dock logistics facility of 640,000 sq ft and a 3-unit scheme ranging between 70,000 sq ft and 330,000 sq ft. These applications will be determined in Q1 2026 providing our customers with a range of building sizes to choose from to commence as soon as enabling works are complete.

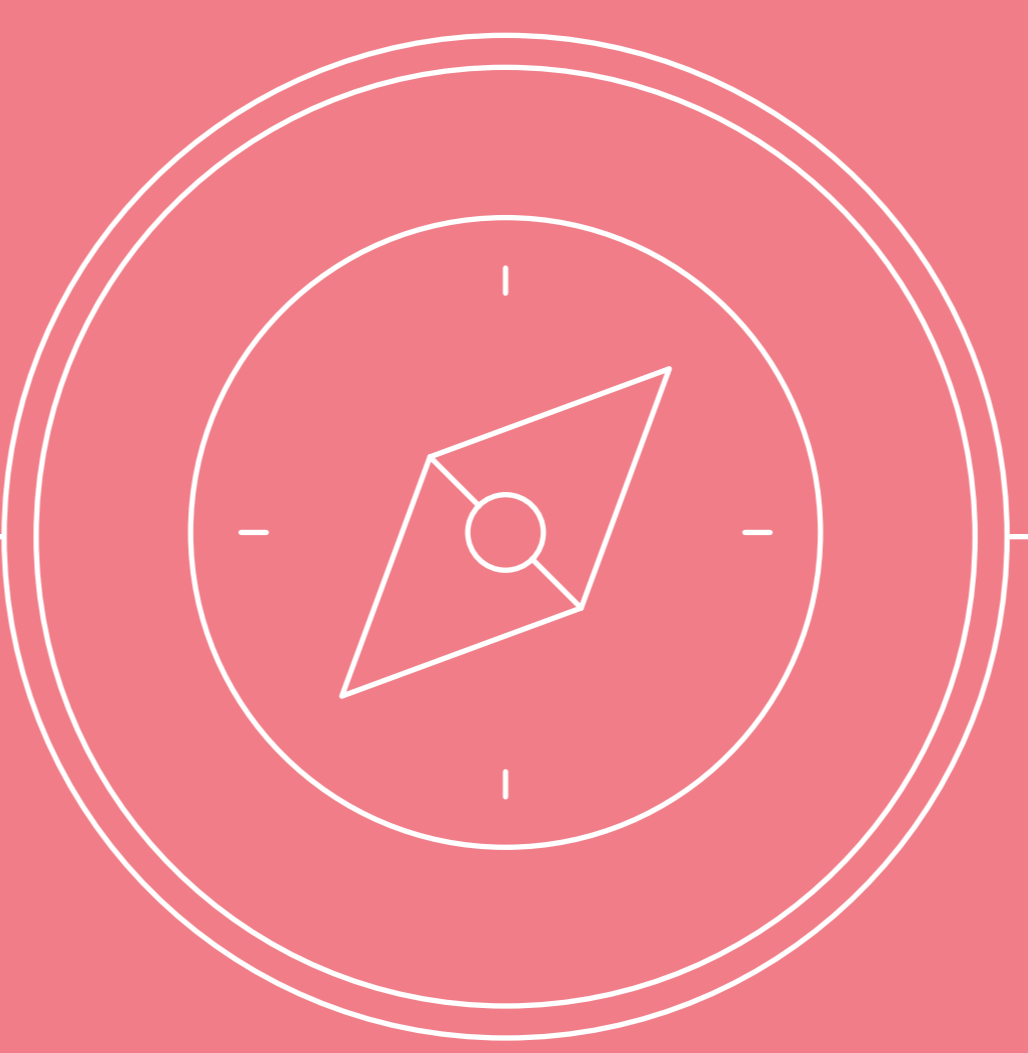
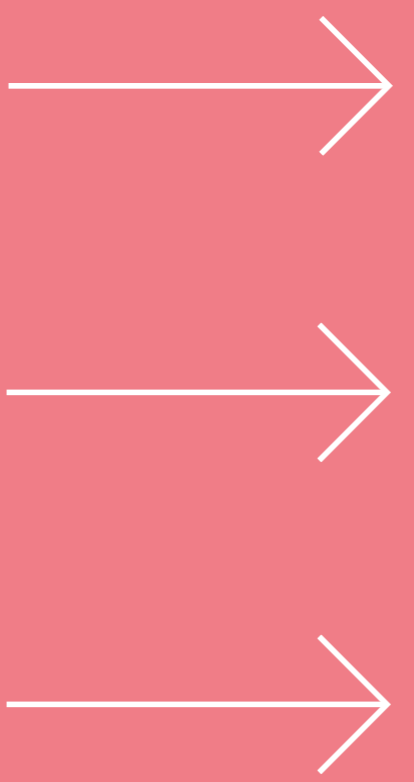
A pre-lease of 68,500 sq ft has been secured and a 40 acre parcel of land is under offer as shown on the plan inset. Unit 1, a 40,000 sq ft logistics facility is under construction on a speculative basis and is targeted for Completion in Q4 2026. Click [here](#) for the Unit 1 brochure.

Mountpark Ferrybridge builds upon the next generation of specifications and building practices such as carbon net-zero capabilities, target BREEAM 'Outstanding' credentials and an emphasis on staff wellness, which will make it a market-leading campus.

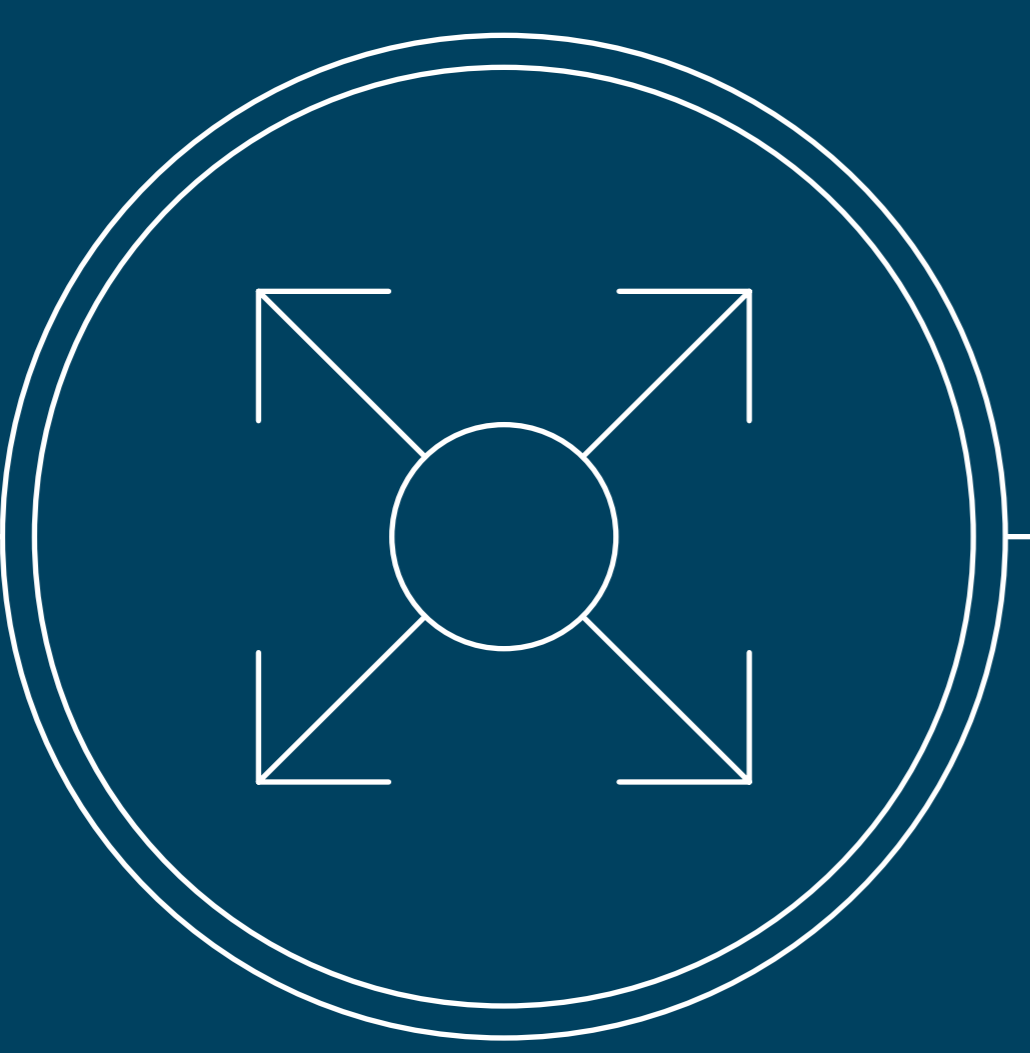




*PROVEN*



*CONNECTED*



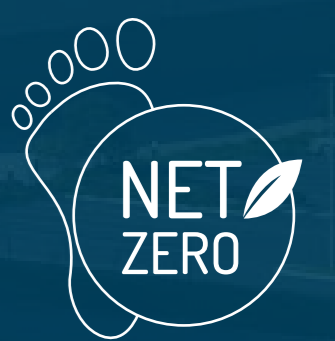
*SCALE*

# SCALE

Mountpark Ferrybridge will provide a high quality industrial and logistics campus benefitting from an outline planning permission for up to 1,640,000 sq ft.

The on and off-site enabling and infrastructure works are well underway and will provide our customers with an oven-ready central development plateau in summer 2026. For occupiers that need scale and certainty of delivery, the central plot will benefit from two detailed planning consents; a 1 unit 640,000 sq ft cross-docked facility and a 3-unit scheme ranging between 70,000 sq ft and 330,000 sq ft. There is also the ability to provide for a design and build facility on this plot up to 640,000 sq ft.

With scale comes increased power demands and this development plot benefits from up to 13MVA of mains electricity supply enabling Mountpark Ferrybridge to cater for some of the most power hungry logistic operators.



CARBON ZERO CAPABILITIES



# MASTERPLAN

Unit 1 is a 40,000 sq ft building under construction on a speculative basis. Click [here](#) to view the brochure for [Unit 1](#).

The central development plot totals 32 acres, and will benefit from two reserved matters applications; 1 unit (640,000 sq ft) scheme and a 3 unit scheme (70,000 sq ft - 330,000 sq ft).

There is also the ability to provide for a design and build facility on this plot as shown in the design & build tab.



# 1 UNIT SCHEME

	WAREHOUSE	3 STOREY OFFICE	HUB
<b>TOTAL - 640,382 SQ FT</b>	611,523 SQ FT	24,619 SQ FT	4,240 SQ FT

 **CLEAR HAUNCH HEIGHT**  
18 M

 **DOCK LOADING DOORS**  
80 (INC. 50% EURO-DOCKS)

 **PASSIVE ROOF VENTILATION**  
✓

 **PV ROOFTOP ARRAY**  
INCLUDED

 **CAR PARKING**  
445 (INC. 44 EV SPACES)

 **SECURE YARD**  
2 X 50 M

 **BREEAM**  
TARGET 'OUTSTANDING'

 **FLOOR LOADING**  
50KN / M<sup>2</sup>

 **LEVEL ACCESS DOORS**  
6

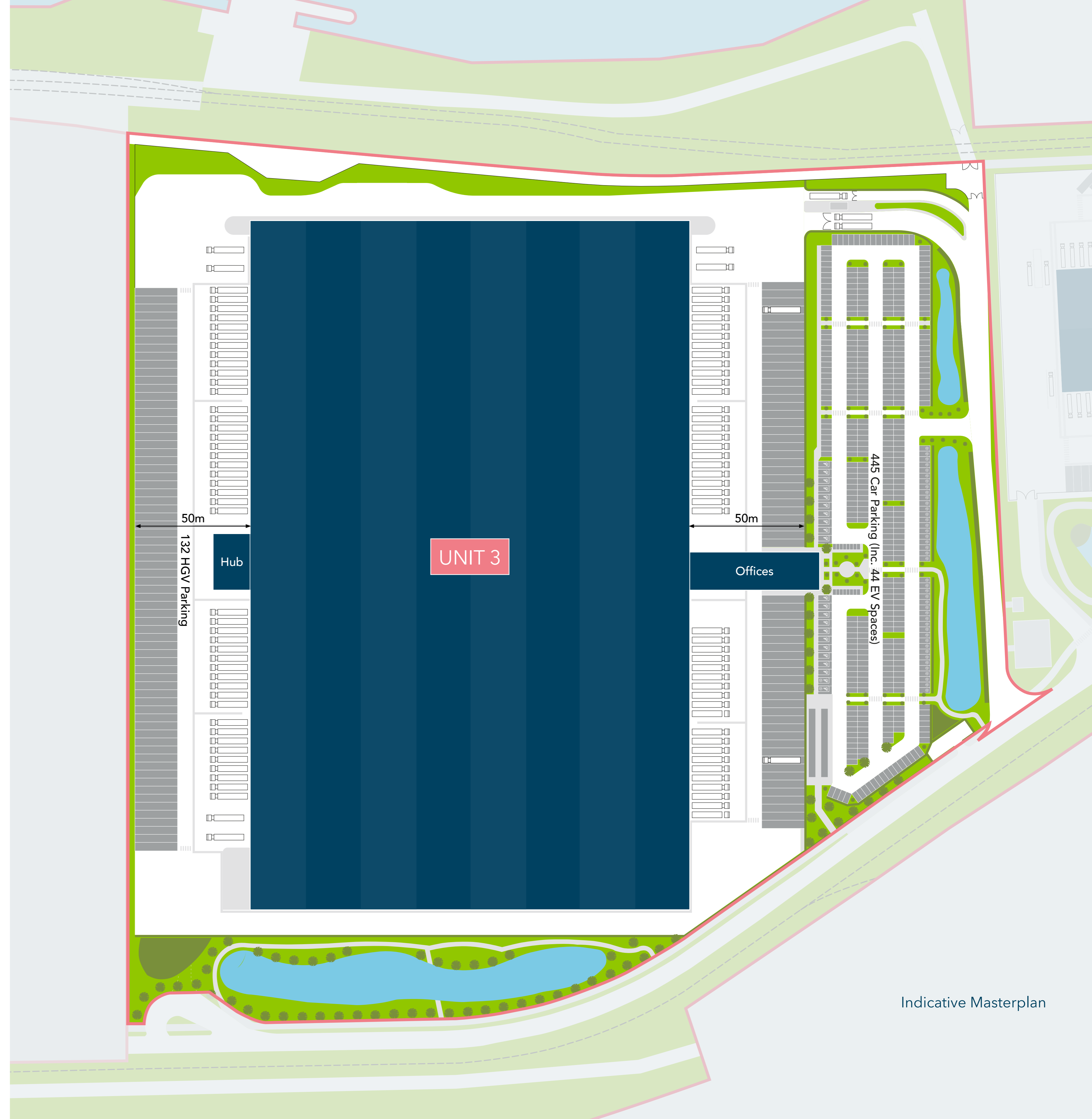
 **RIBBON GLAZING TO MARSHALLING AREAS**  
✓

 **ROOF TERRACE**  
✓

 **POWER**  
4.5 MVA

 **DIVERSE FIBRE CONNECTION READY**  
✓

 **EPC RATING**  
A+



Indicative Masterplan



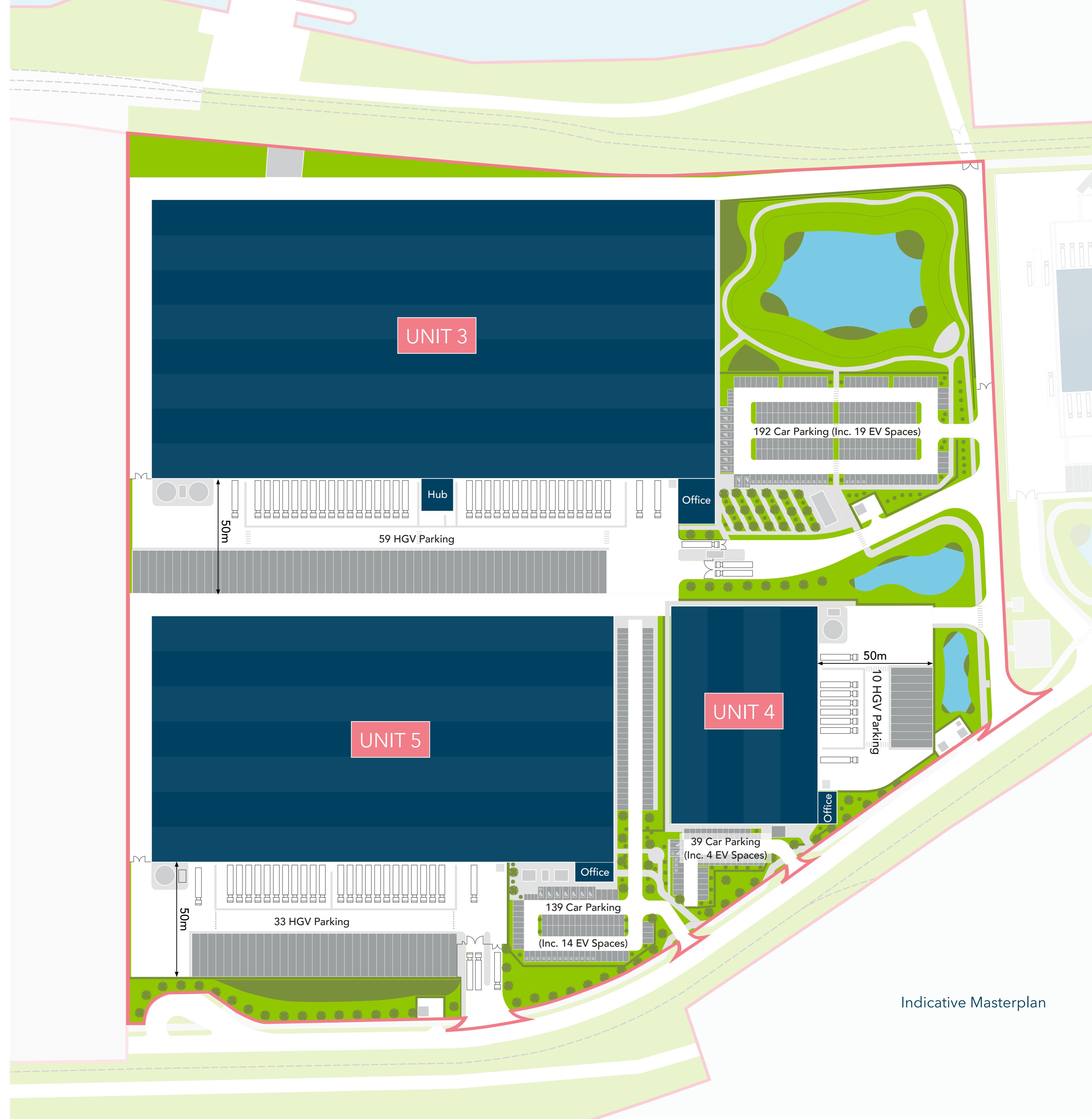
# 1 UNIT SCHEME



# 3 UNIT SCHEME

	WAREHOUSE	2 STOREY OFFICE	HUB
<b>UNIT 3 - 330,875 SQ FT</b>	310,528 SQ FT	18,288 SQ FT	2,059 SQ FT
<b>UNIT 4 - 67,964 SQ FT</b>	63,324 SQ FT	4,640 SQ FT	
<b>UNIT 5 - 236,278 SQ FT</b>	224,740 SQ FT	11,538 SQ FT	

-  **CLEAR HAUNCH HEIGHT**  
12 - 15 M
-  **DOCK LOADING DOORS**  
6 - 29 (INC. 50% EURO-DOCKS)
-  **PASSIVE ROOF VENTILATION**  
✓
-  **PV ROOFTOP ARRAY**  
INCLUDED
-  **CAR PARKING**  
39 - 192 (INC. 4 - 19 EV SPACES)
-  **SECURE YARD**  
50 M
-  **BREEAM**  
TARGET 'OUTSTANDING'
-  **FLOOR LOADING**  
50KN / M<sup>2</sup>
-  **LEVEL ACCESS DOORS**  
2 - 3
-  **RIBBON GLAZING TO MARSHALLING AREAS**  
✓
-  **ROOF TERRACE**  
✓
-  **POWER**  
1 - 3 MVA (ability to increase power capacity upon request)
-  **DIVERSE FIBRE CONNECTION READY**  
✓
-  **EPC RATING**  
A+



Indicative Masterplan



# THREE UNIT SCHEME

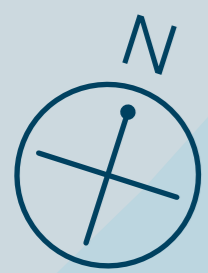


# DESIGN & BUILD

For customers with more bespoke needs, Mountpark Ferrybridge can accommodate a single footprint of up to 640,000 sq ft. This development plot can provide buildings with the following:

- 25m external ridge height (21.5m CIH);
- up to 640,000 sq ft of B2/B8 accommodation;
- 13 MVA power supply.

**A DESIGN & BUILD OPPORTUNITY  
UP TO 640,000 SQ FT**





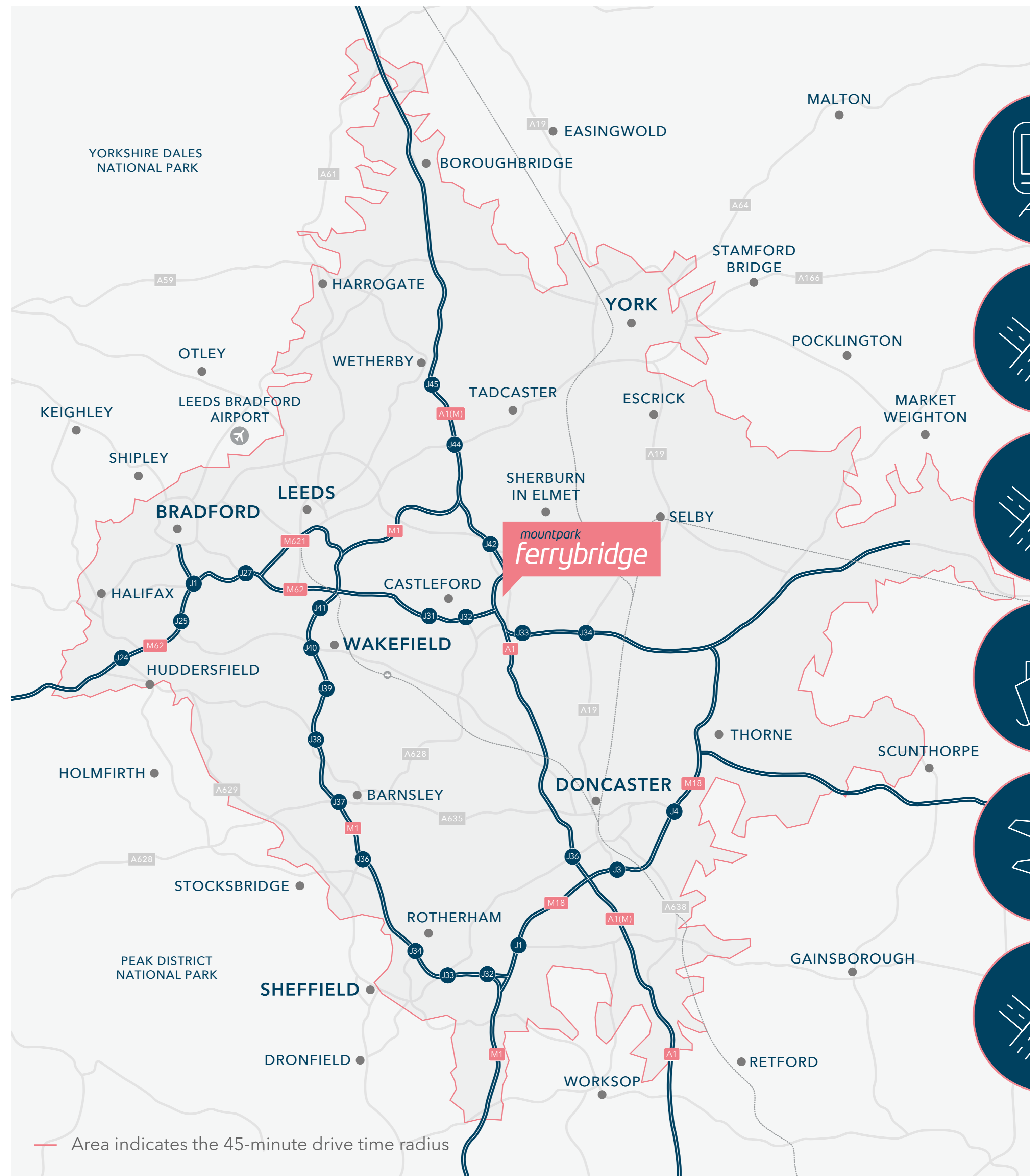
# CONNECTED

Sitting in the heart of one of the UK's best connected and most important logistics locations, Mountpark Ferrybridge benefits from outstanding road and rail connectivity. It is also easily accessible to two of the country's most significant ports, helping our customers expand their distribution channels.



# THE ROAD TO A LASTING LEGACY

Central to the Yorkshire market, Mountpark Ferrybridge is strategically located next to the M62 and A1(M) providing excellent connectivity to local and national motorways, airports, ports and core markets such as Leeds, Sheffield, Manchester, Liverpool and the Midlands.



Area indicates the 45-minute drive time radius



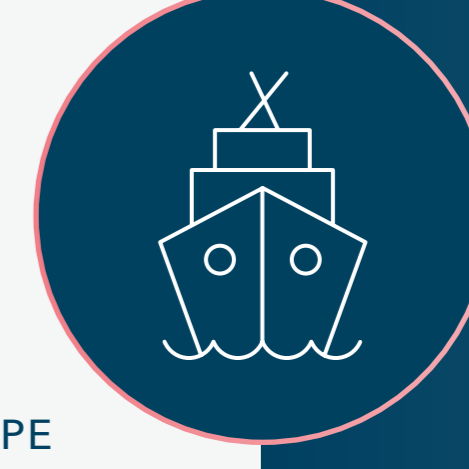
**2 MILES**  
Northern Rail line  
via Knottingley



**2.5 MILES**  
To J33 M62



**2.5 MILES**  
To A1(M)  
via J33 M62



**6 PORTS**  
Within 2 hours;  
Liverpool, Immingham,  
Teesport, Goole, Hull  
and Grimsby



**5 AIRPORTS**  
Leeds, Manchester,  
Newcastle, Liverpool and  
East Midlands Airport



**20 MILES**  
Leeds City Centre



# HARNESSING LOCAL ENERGY

West Yorkshire has established itself as a proven logistics location for occupiers as demonstrated by the number of major companies that have invested in the area, such as TK Maxx, Amazon, Royal Mail, Puma, Haribo, Asda, The Range and many more.

By locating at Mountpark Ferrybridge, occupiers will benefit from an established logistics network with a strong consumer catchment enabling more efficient delivery timescales from hub to home.

The logo for TK Maxx, featuring the letters 'T.K.' in red and 'maxx' in a stylized red font.The Amazon logo, featuring the word 'amazon' in white lowercase letters with a curved orange arrow underneath.The ASDA logo, featuring the word 'ASDA' in a bold, green, sans-serif font.The logo for The Range Home Leisure Garden, featuring a red circle with a white 'R' followed by the text 'The Range' and 'Home Leisure Garden' in a smaller font.The EVRi logo, featuring the letters 'EVRi' in white with a red dot over the 'i', and the tagline 'delivery made for you' in a smaller white font below.

# GO FURTHER FROM FERRYBRIDGE



Indicative Drive Times

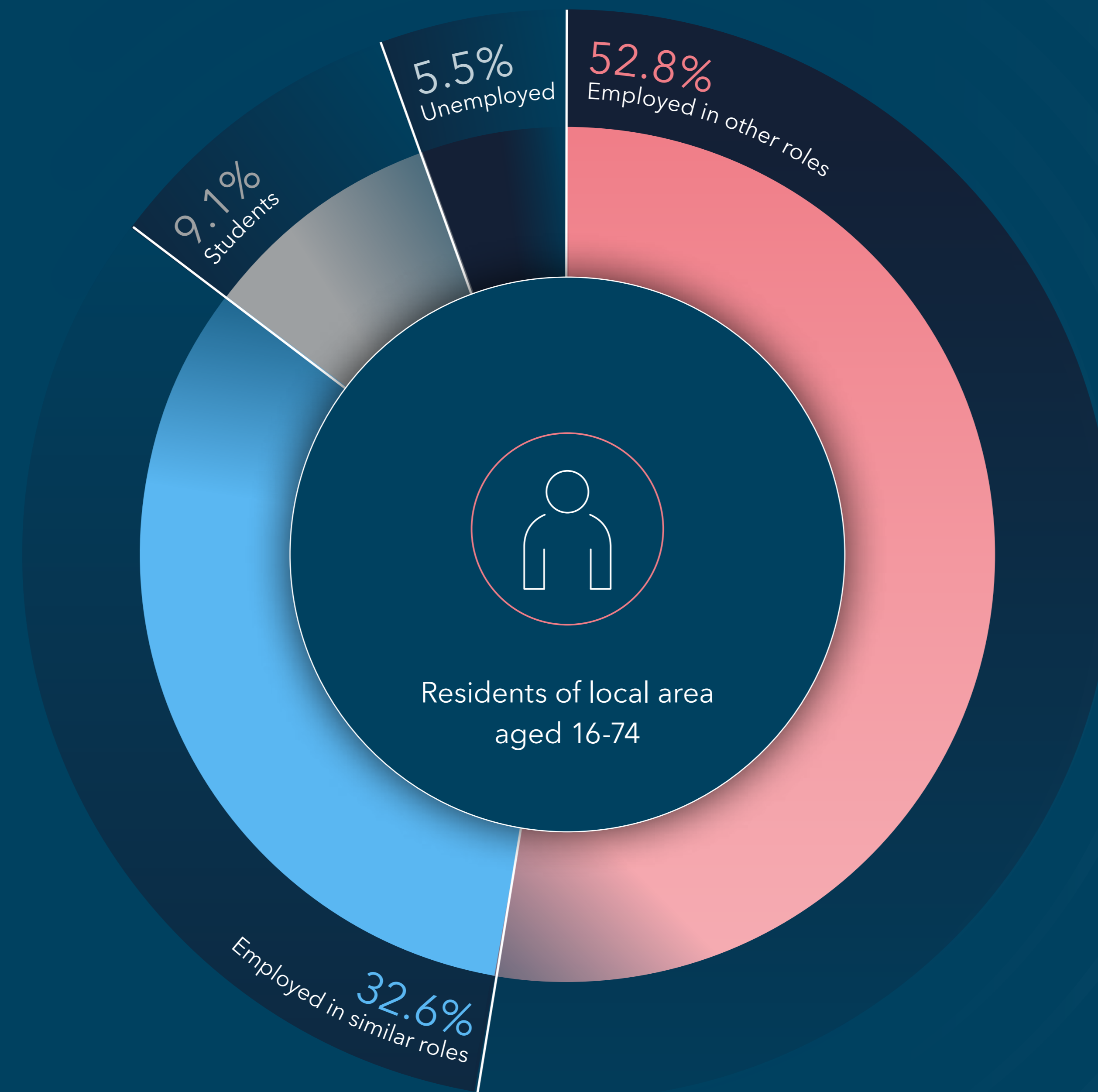


# DEMOGRAPHICS

Mountpark Ferrybridge sits on the eastern side of the Wakefield Local Authority area. Its location provides access to a large and diverse workforce, with **68.6% of the population economically active**. This makes the area's employment levels comparable with the national average of 70.4%.

More than **10%** of Wakefield's workers are already in the **transport and storage sectors** (compared to 5.1% nationwide), underlying the high density of local employees who already have skills that are in demand within the logistics sector.

The **median gross weekly pay in Wakefield is £606** compared to a national average of £642.



## FUTURE WORKFORCE

As with the rest of the UK, Wakefield and surrounding West Yorkshire Metropolitan areas are expected to become more populated over the coming years, with the total number of people within a **45-minute drive** of Mountpark Ferrybridge expected to pass the **4-million** mark **by 2026**.

This will naturally increase demand for jobs in the area, which already has a lower jobs density (0.79) than the rest of the country (0.84).

## DISTRIBUTION

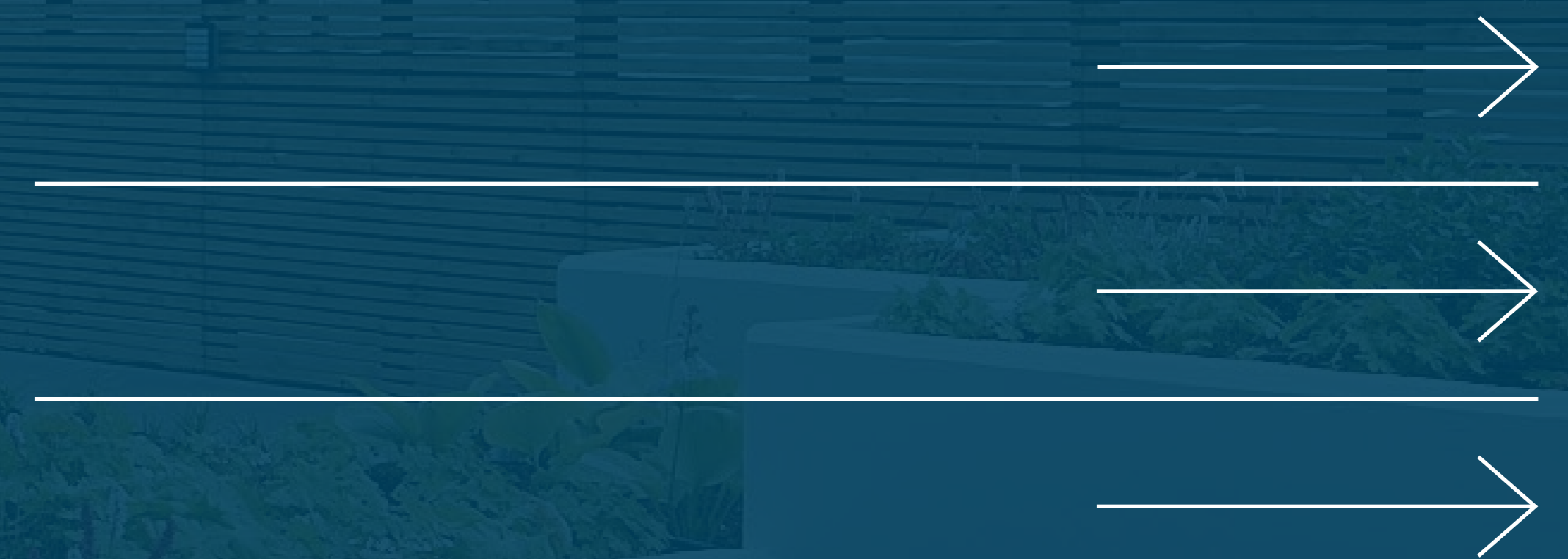
There are over **2.5 million** people of working age within a 45-minute drive of Mountpark Ferrybridge of which c.70% are economically active.





# PROVEN

As one of the leading developers and investors in the European logistics, distribution, and industrial sector, Mountpark's track record speaks for itself. Mountpark has developed over 15.04 million sq ft of space and our extensive experience helps us understand our customers needs, whilst working with flexibility and agility to deliver results.



# BUILD LEGACY ON OURS

MOUNTPARK'S OBJECTIVE IS TO DEVELOP IN AN ENVIRONMENTALLY RESPONSIBLE WAY, WITH BEST-IN-CLASS BUILDINGS AND SCHEMES THAT AID OCCUPIERS TO BECOME CARBON NEUTRAL. TO HELP ACHIEVE THIS, WE HAVE PUT IN PLACE A NUMBER OF COMMON INITIATIVES ACROSS ALL OUR DEVELOPMENTS TO ENSURE THIS HAPPENS WHICH TRULY SETS US APART.

As part of our developments, we always strive to deliver high-quality public open spaces for the benefit of our partners and the local community as well as high standards of employee welfare being a priority in every facility we build.

Both inside and out, Mountpark developments are great places to work.



CREATE SPACES WHERE PEOPLE WANT TO WORK



REDUCE THE ENVIRONMENTAL IMPACT OF OUR DEVELOPMENTS



BECOME A GOOD NEIGHBOUR IN OUR LOCAL COMMUNITIES





# BE KNOWN *FOR BETTER*

WELLBEING IS AT THE FOREFRONT OF DESIGN IN MOUNTPARK BUILDINGS AND FERRYBRIDGE IS A LEADING EXAMPLE. WE HAVE CONSIDERED AN ARRAY OF SPECIFICATION ENHANCEMENTS TO FULFIL THE NEEDS OF OUR CUSTOMERS AND THEIR EMPLOYEES.

From enhanced natural lighting in both warehouse and offices, to breakout gardens and roof terraces overlooking the high quality landscaped areas, Mountpark Ferrybridge will be best in class when it comes to employee welfare.

Enhancements have been carefully chosen to better employee's health and wellbeing - passive roof ventilation features in the warehouses for better air quality, water fountains within the warehouses and there is a £10,000 grant towards gym facilities to accompany the highly specified shower and changing rooms.

# A RECORD OF RESULTS

WE WORK FLEXIBLY WITH OUR CUSTOMERS TO DELIVER THE PERFECT LOGISTICS SOLUTIONS TO SUIT THEIR BUSINESS' NEEDS, AND WE HAVE THE TRACK RECORD TO PROVE IT.

"We selected Mountpark because of their collaborative approach to designing and constructing a fit-for-purpose building, one that would support our long-term strategy within our desired timeline. Mountpark proved themselves to be the perfect delivery partner throughout the entire process and demonstrated an ability to make very quick decisions to ensure a streamlined process from inception to delivery."



"Mountpark have been a reliant and trusted development partner for Royal Mail with their straight talking, yet flexible approach."



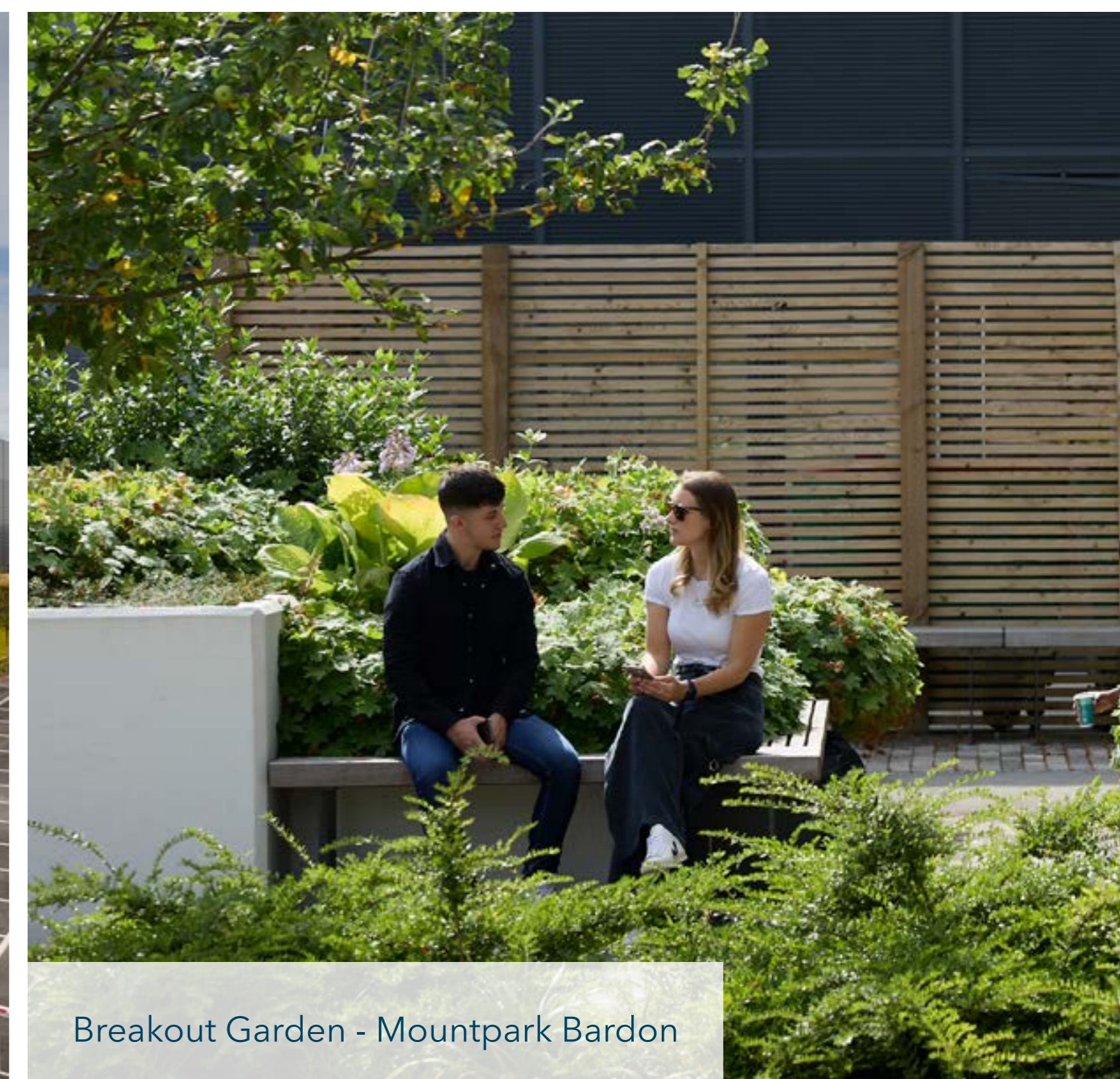
"Mountpark is the ideal partner when it comes to the design and construction of logistics facilities. They have always strived to meet deadlines and guarantee the highest quality standards. The magnificent building they have delivered is proof of this."



Mountpark Baldonnell



Mountpark Bardon



Breakout Garden - Mountpark Bardon



