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**To Let (May Sell) - Immediately Available**

**Rail connected site of 6.81 acres** with Train Maintenance Depot of 20,351 sq ft

**Knottingley Train Maintenance Depot, Spawd Bone Lane, Knottingley, WF11 0JG**

## Overview

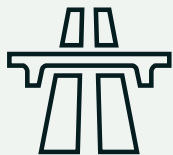
Knottingley Train Maintenance Depot offers **6.81 acres** of predominantly level land, strategically positioned for exceptional connectivity. With **direct access to rail sidings**, this site presents an excellent opportunity for businesses requiring **integrated rail solutions**.

Conveniently located near **Junction 33 of the M62**, the depot provides seamless access to key motorway networks, including the **A1(M)**, enabling efficient nationwide logistics.

This **secure, gated facility** features a fully equipped **train maintenance depot** and **office amenities**, offering versatility for a range of industrial and commercial uses. Whether for rail-related operations, storage, or alternative applications, this site is designed to accommodate diverse business needs.



## Key Highlights



Fast access  
to A1(M)  
and M62



Direct access to rail sidings.  
The on-site rail connectivity  
will provide access to the  
wider regions



Secure site  
with gates



Train maintenance  
depot with office  
amenities

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## Location

Situated on the southern outskirts of Knottingley, the property benefits from **excellent connectivity and accessibility**. Positioned north of Spawd Bone Lane and east of Headlands Lane, access is conveniently provided via a dedicated road from Spawd Bone Lane.

The depot is **ideally located for transportation and logistics**, with **Junction 33 of the M62 just 6 minutes (3 miles) southwest**, offering **quick access to the national motorway network** via the A162. Additionally, the **M62/A1(M) intersection is a short 1 mile northwest of Junction 33**, further enhancing connectivity.

For alternative routes, **Junction 34 of the M62** is accessible via Weeland Road, expanding regional transport options. For rail users, the site is just a **13-minute walk from Knottingley train station**.

## Site Description

Knottingley Train Maintenance Depot spans **6.81 acres**, offering a **versatile and well-connected industrial space**. The site has a **secure, gated entrance** and features a mix of surface types suited to various operational needs.

With **direct access to the Pontefract Line**, the depot is **perfectly positioned for rail operations**. The facility includes **9 railway depot doors**, allowing seamless entry for trains directly from the rail line.

Additionally, the site benefits from a **dedicated car parking area** with at least **26 spaces**.

## Rail and Motorway Connections





## EPC

B46 - EPC certificate can be provided on request.

## Terms

The property is available to Let on a Leasehold basis or alternatively the Freehold is For Sale with vacant position on terms to be agreed.

## VAT & Legal Costs

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

## Viewings

Viewings are strictly by appointment only. Please contact the agents for further information.

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