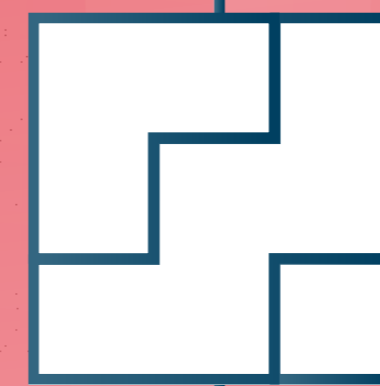


POWERED



BY LEGACY

UNIT 1 | AVAILABLE Q4 2026

40,000 SQ FT UNDER CONSTRUCTION
ON YORKSHIRE'S PREMIER
LOGISTICS DEVELOPMENT



INTRODUCTION

UNIT 1 (40,000 SQ FT) MAKES UP PART OF THE INITIAL BUILD PHASE AT MOUNTPARK FERRYBRIDGE AND IS UNDER CONSTRUCTION ON A SPECULATIVE BASIS WITH COMPLETION TARGETED FOR Q4 2026. AT THE SAME TIME, INFRASTRUCTURE AND ENABLING WORKS ARE WELL PROGRESSED FOR THE REMAINDER OF THE DEVELOPMENT SITE AND VERTICAL CONSTRUCTION OF UNIT 2 (PRE-LEASED TO WARBURTONS) IS ONGOING.

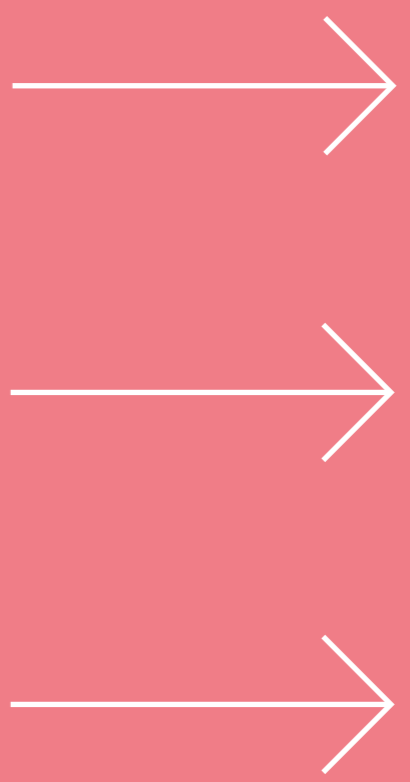
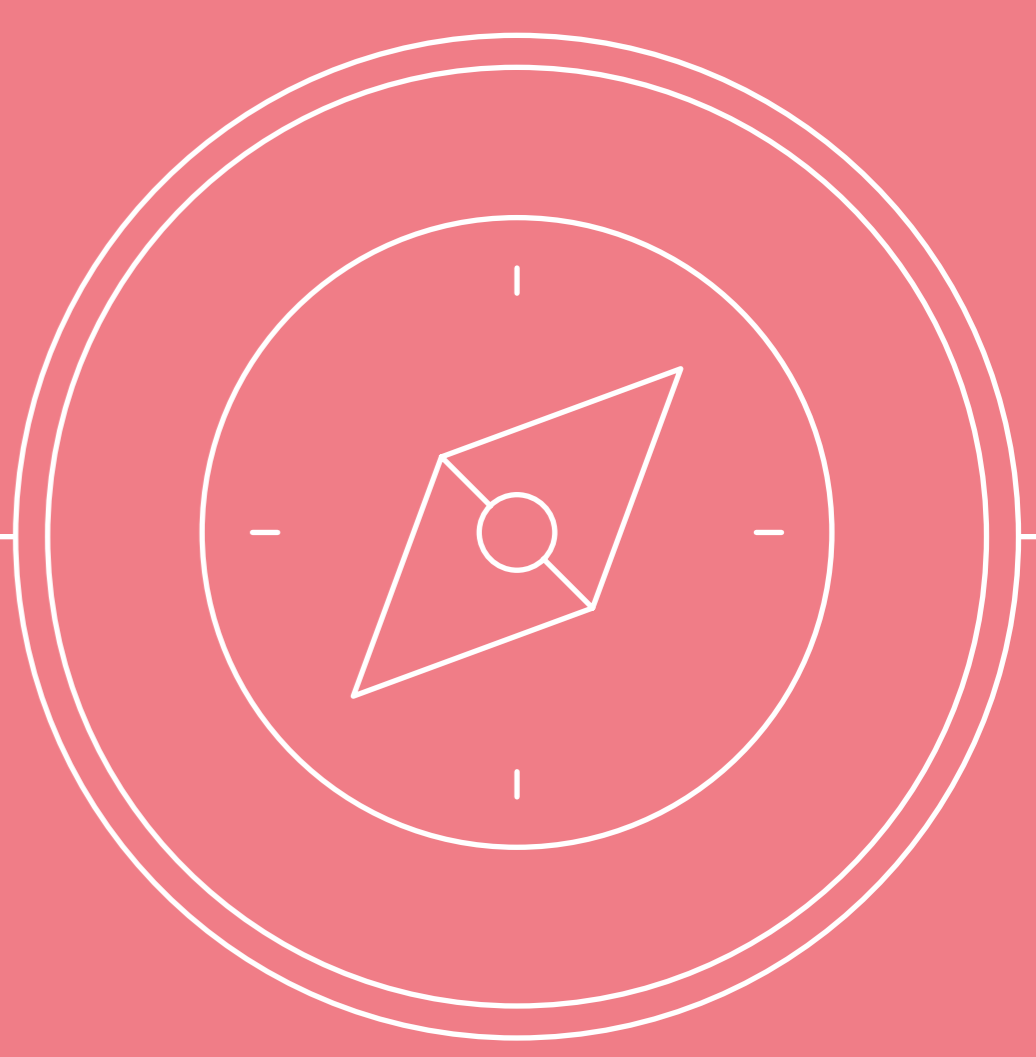
This logistics facility makes up part of the larger 1,640,000 sq ft development at Mountpark Ferrybridge.

Whilst the infrastructure and enabling works are progressing we have submitted two reserved matters planning application; 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. Both applications will be determined in Q1 2026 providing our customers with a range of building sizes to choose from. More information on the wider Mountpark Ferrybridge development can be found in the master brochure [here](#).

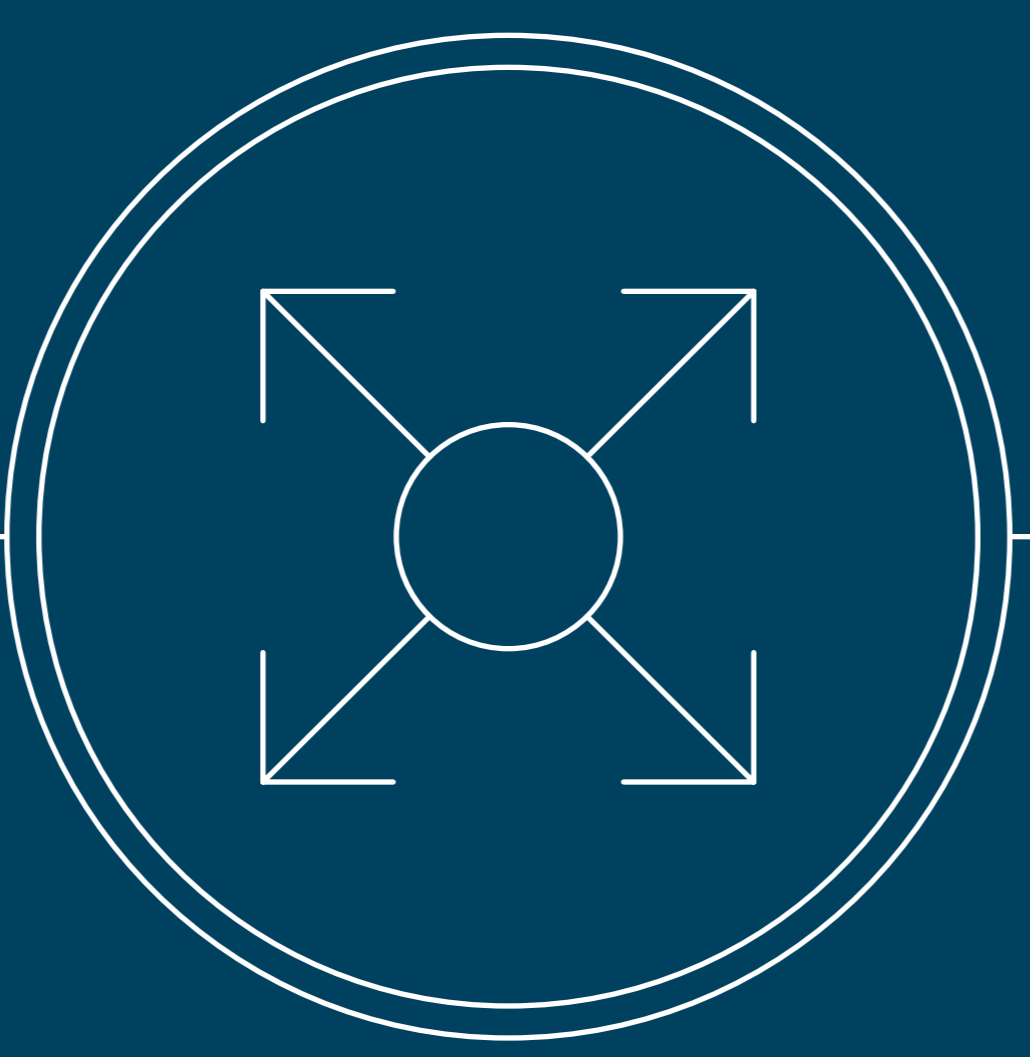
Mountpark Ferrybridge builds upon the next generation of specifications and building practices such as carbon net-zero capabilities, target BREEAM 'Outstanding' credentials and an emphasis on staff wellness, which will make it a market-leading campus.

UNIT 1
40,000 SQ FT
AVAILABLE Q4 2026





CONNECTED














SPECIFIED

SPECIFIED

UNIT 1

AVAILABLE Q4 2026

TOTAL - 40,008 SQ FT	WAREHOUSE	OFFICES
	33,289 SQ FT	6,719 SQ FT

-  **CLEAR HAUNCH HEIGHT**
12M
-  **DOCK LOADING DOORS**
4
-  **PASSIVE ROOF VENTILATION**
✓
-  **PV ROOFTOP ARRAY**
INCLUDED
-  **CAR PARKING**
30 (INC. 3 EV SPACES)
-  **SECURE YARD**
45M
-  **BREEAM**
TARGET "OUTSTANDING"
-  **FLOOR LOADING**
50KN / M²
-  **LEVEL ACCESS DOORS**
2
-  **RIBBON GLAZING TO MARSHALLING AREAS**
✓
-  **POWER**
300 kVA
-  **DIVERSE FIBRE CONNECTION READY**
✓
-  **EPC RATING**
A+



Indicative Masterplan



UNIT 1





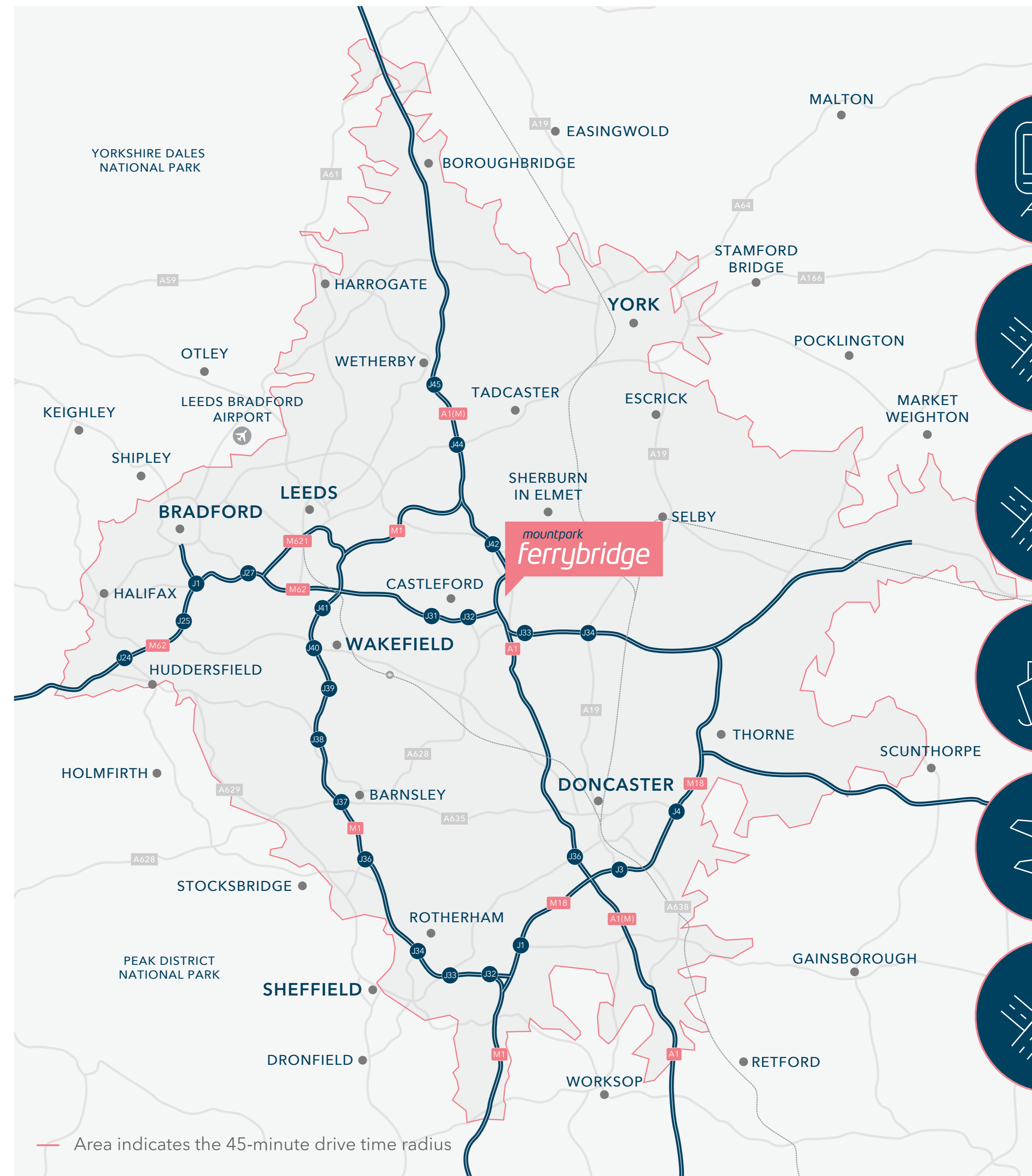
CONNECTED

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.



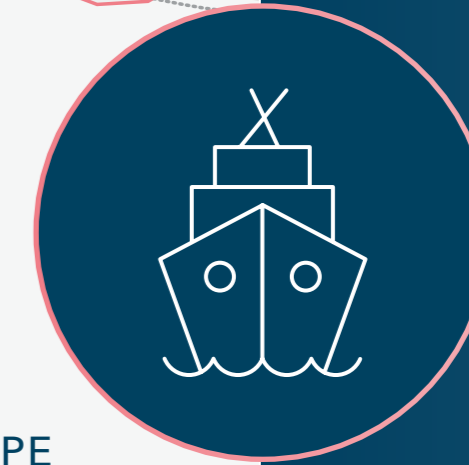
2 MILES
Northern Rail line
via Knottingley



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'.The EVRi logo, featuring the letters 'EVRi' in white with 'delivery made for you' in a smaller font below.

GO FURTHER FROM FERRYBRIDGE



Indicative Drive Times

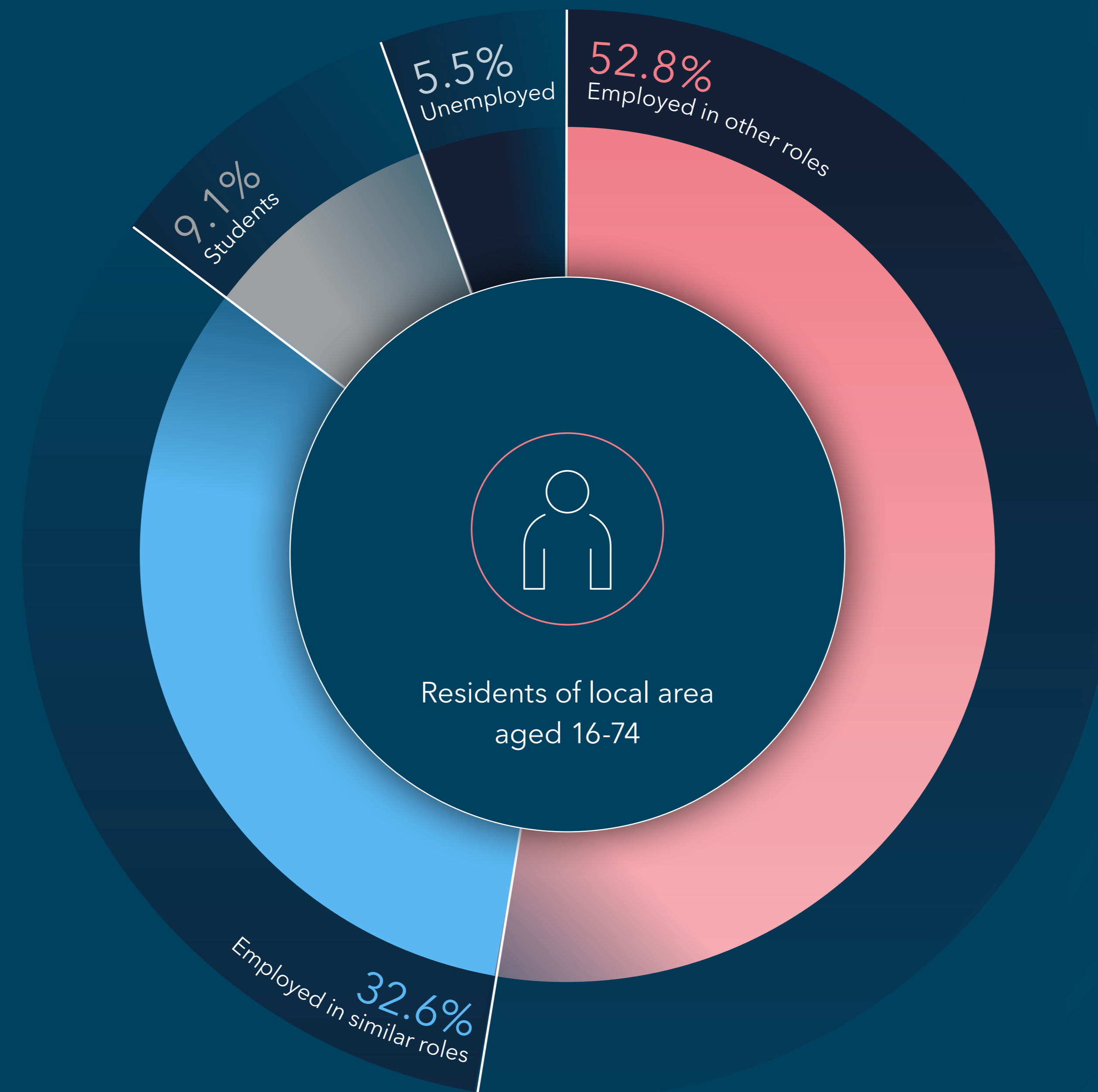


DEMOGRAPHICS

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.



