

POWERED

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

BY LEGACY



EXECUTIVE SUMMARY

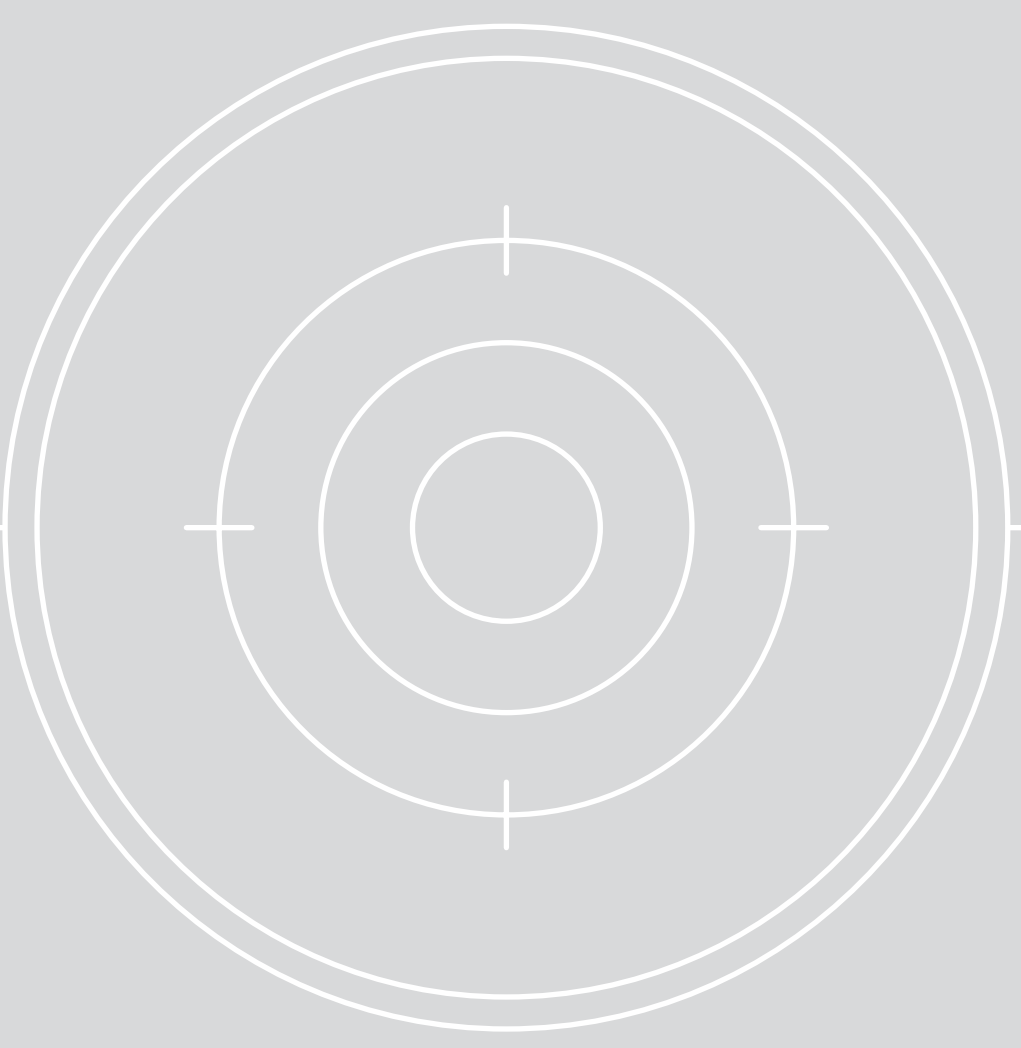
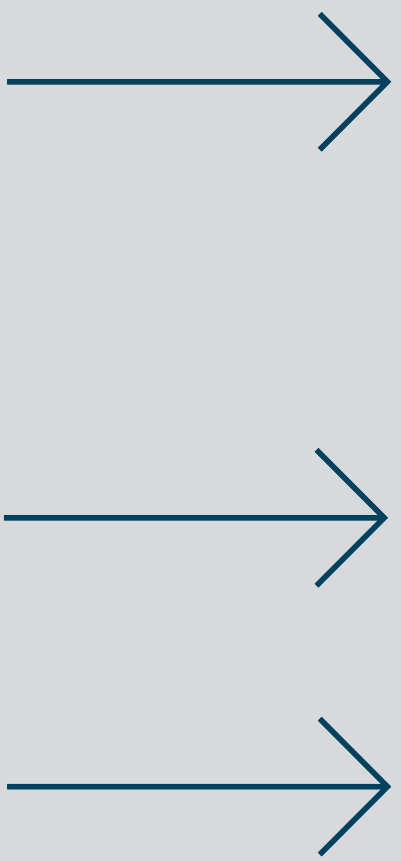
THIS IMPRESSIVE NEW DEVELOPMENT IS MOUNTPARK'S THIRD DEVELOPMENT IN WEST YORKSHIRE. SET OVER **110 ACRES** THE SITE BENEFITS FROM PLANNING CONSENT FOR UP TO **1,640,000 SQ FT** OF INDUSTRIAL AND LOGISTICS ACCOMMODATION.

Site infrastructure and enabling works are well underway to create a vertical ready central development plot for August 2026. Reserved Matters Approval has been granted for a single 640,000 sq ft cross-dock logistics facility on this plot which will commence construction upon PC of the infrastructure works in August 2026. This building will be delivered in Q4 2027.

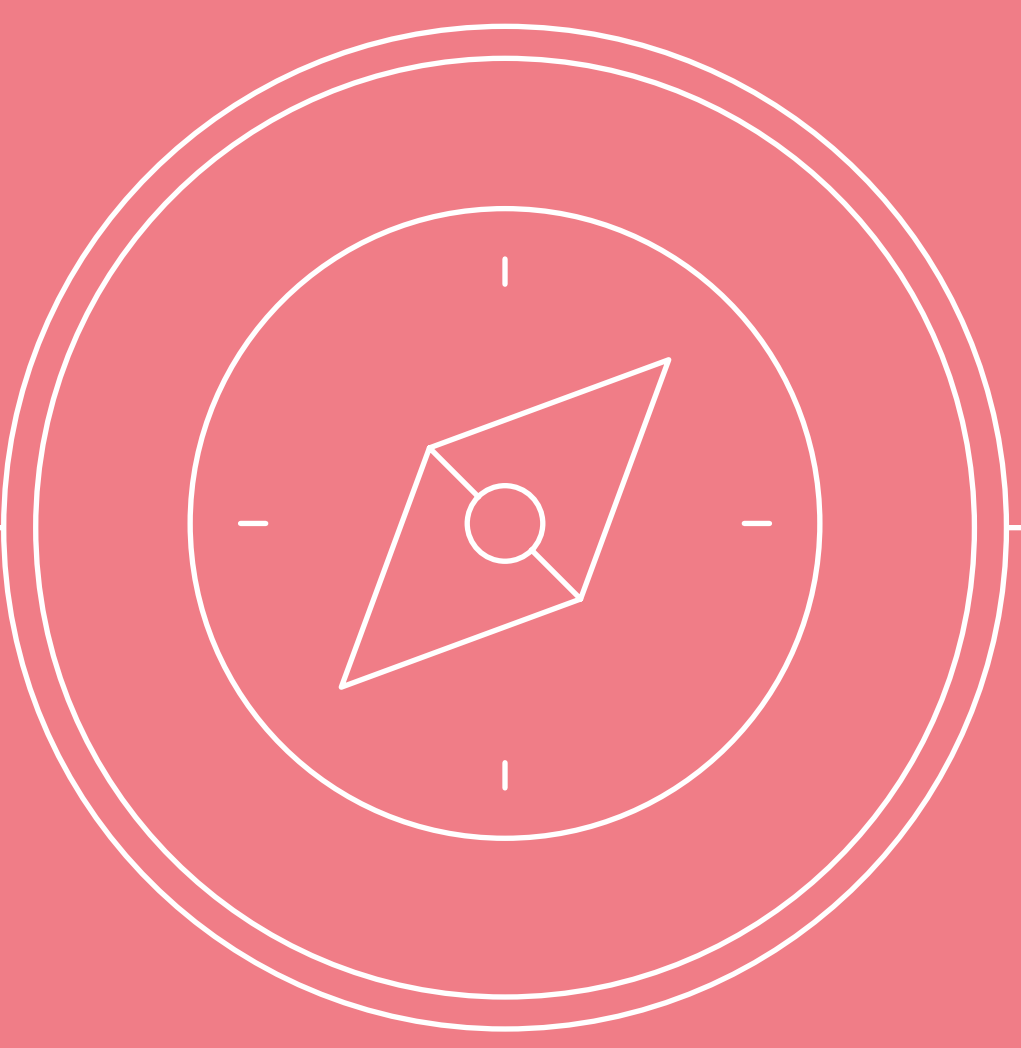
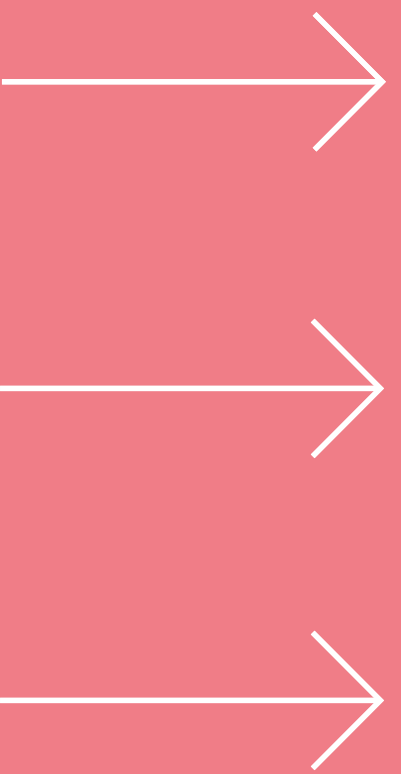
Unit 1, a speculatively constructed facility of 40,000 sq ft is under offer and the building is due to complete in October 2026. A pre-lease of 68,500 sq ft was secured to Warburtons at Unit 2.

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.

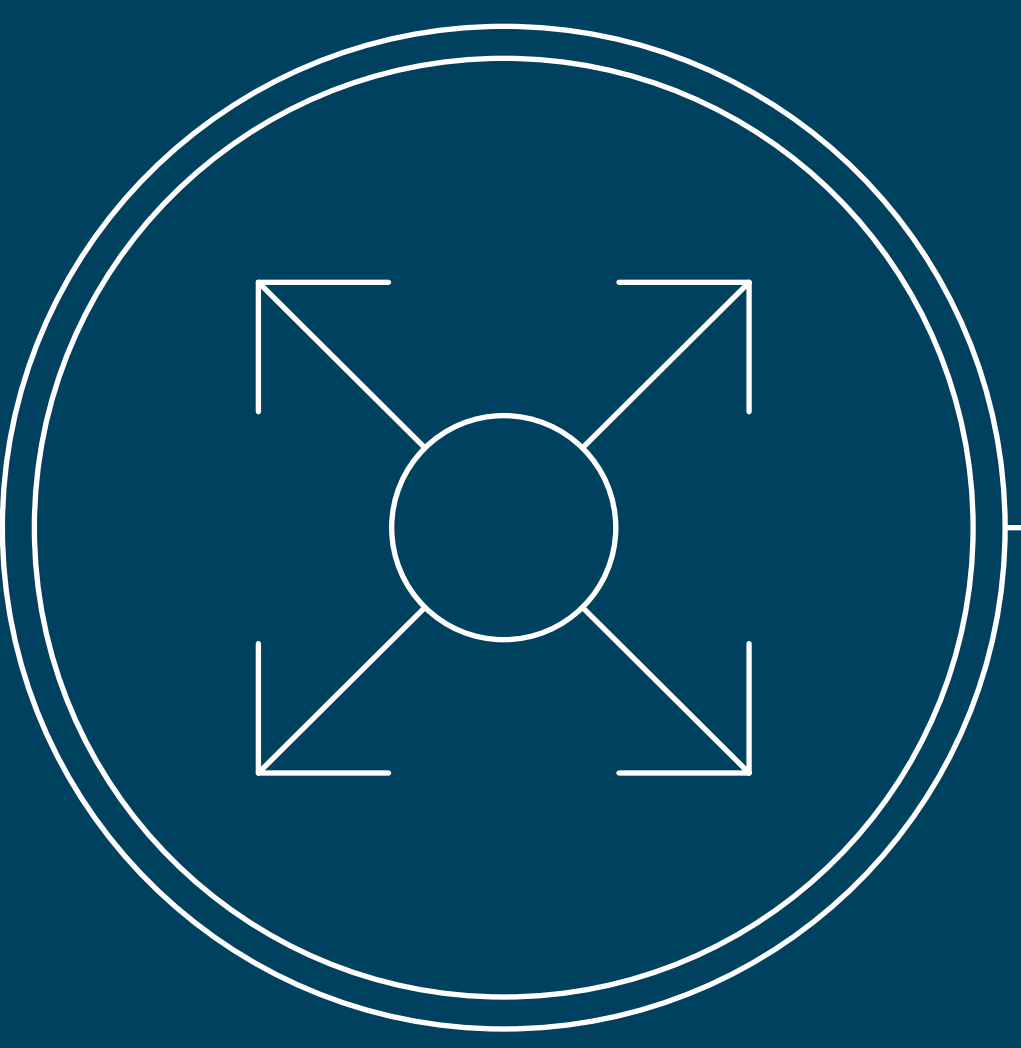




PROVEN



CONNECTED



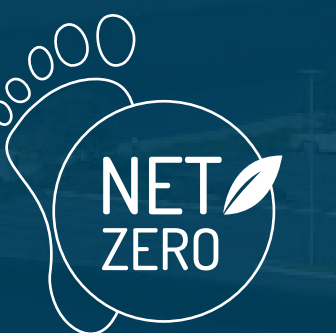
SCALE

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. We have secured Reserved Matters Consent for Unit 3, a 640,000 sq ft cross-dock logistics facility which will commence construction in September 2026 with completion in Q4 2027.

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 and under offer. Click here to view the brochure for [Unit 1](#).

The central development plot totals 32 acres, and benefits from Reserved Matters Approval for Unit 3 (640,000 sq ft). This building will commence construction in September 2026 and will be deliverable in Q4 2027.



Indicative Masterplan

UNIT 3

	WAREHOUSE	3 STOREY OFFICE	HUB
TOTAL - 638,627 SQ FT	610,504 SQ FT	23,886 SQ FT	4,237 SQ FT



CLEAR HAUNCH HEIGHT

21 M



DOCK LOADING DOORS

80 (INC. 50% EURO-DOCKS)



PASSIVE ROOF VENTILATION

✓



PV ROOFTOP ARRAY

INCLUDED



CAR PARKING

445 (INC. 44 EV SPACES)



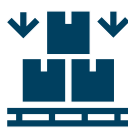
SECURE YARD

2 X 50 M



BREEAM

TARGET 'OUTSTANDING'



FLOOR LOADING

50KN / M²



LEVEL ACCESS DOORS

6



RIBBON GLAZING TO MARSHALLING AREAS

✓



ROOF TERRACE

✓



POWER

1-13 MVA AVAILABLE



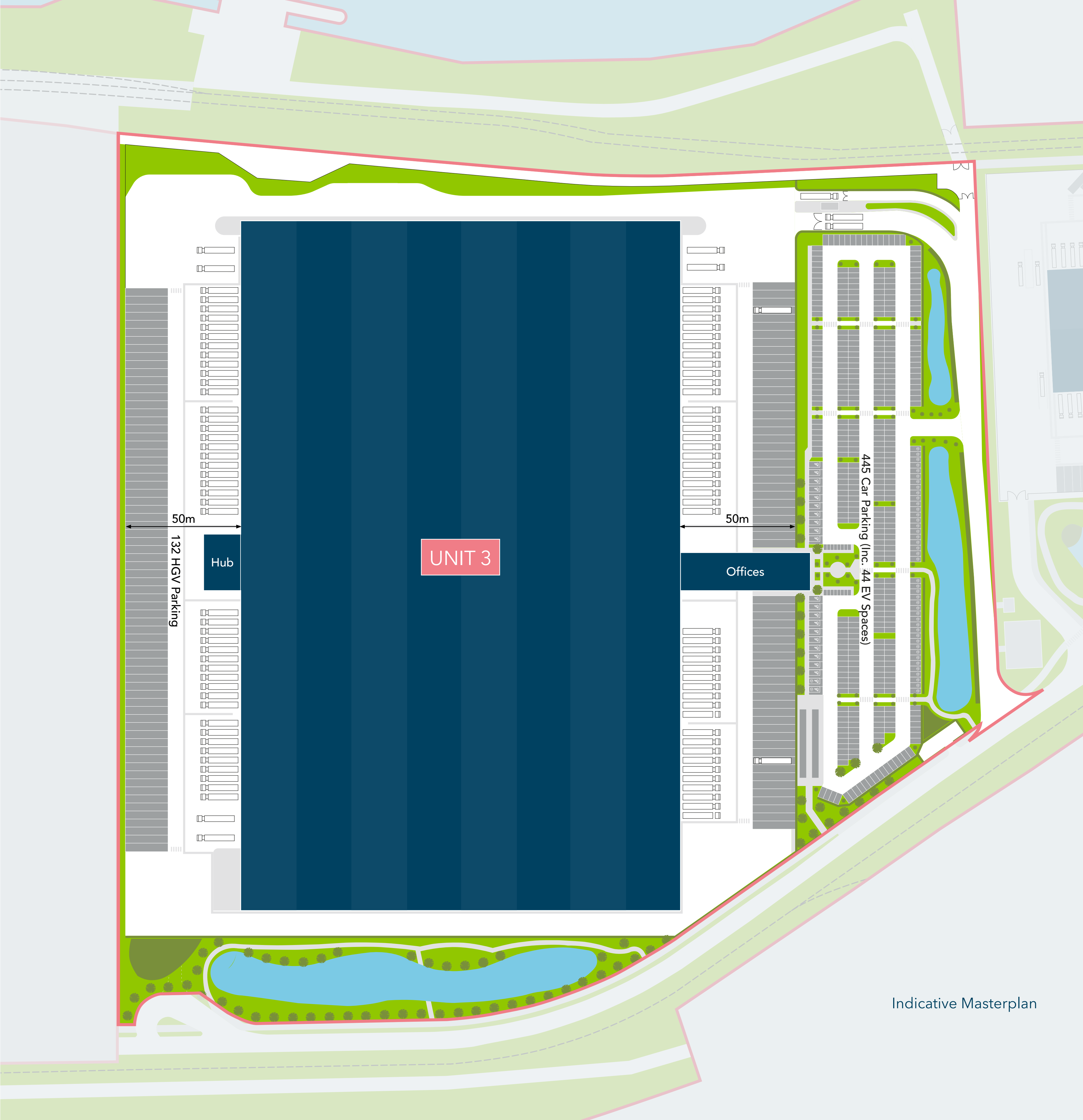
DIVERSE FIBRE CONNECTION READY

✓



EPC RATING

A+



Indicative Masterplan





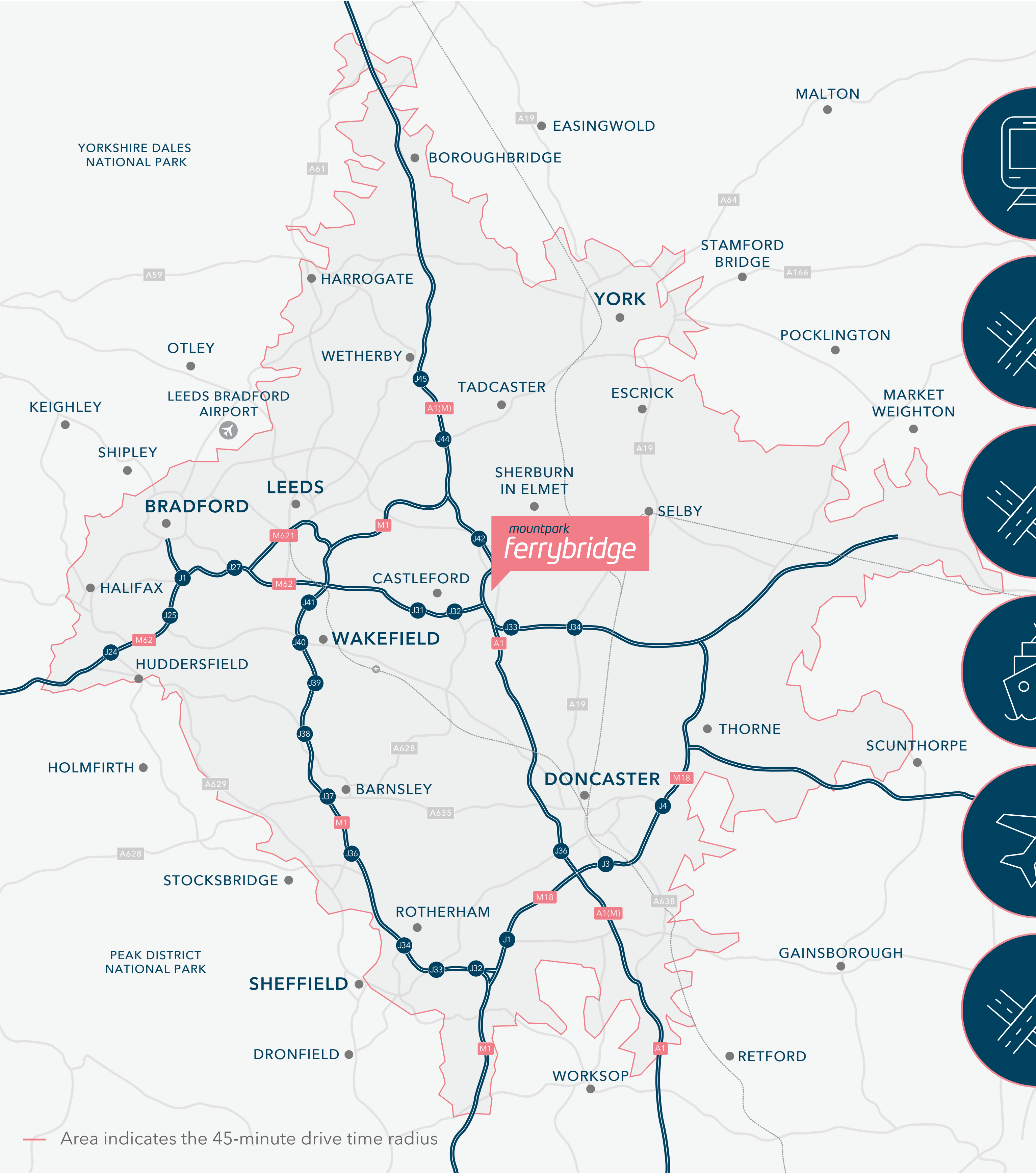
CONNECTED

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



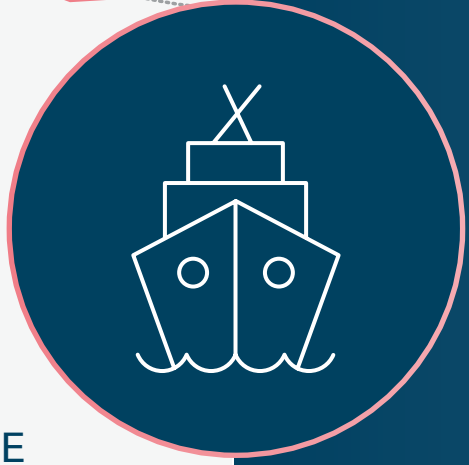
2 MILES
Northern Rail line
via Knottingley



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



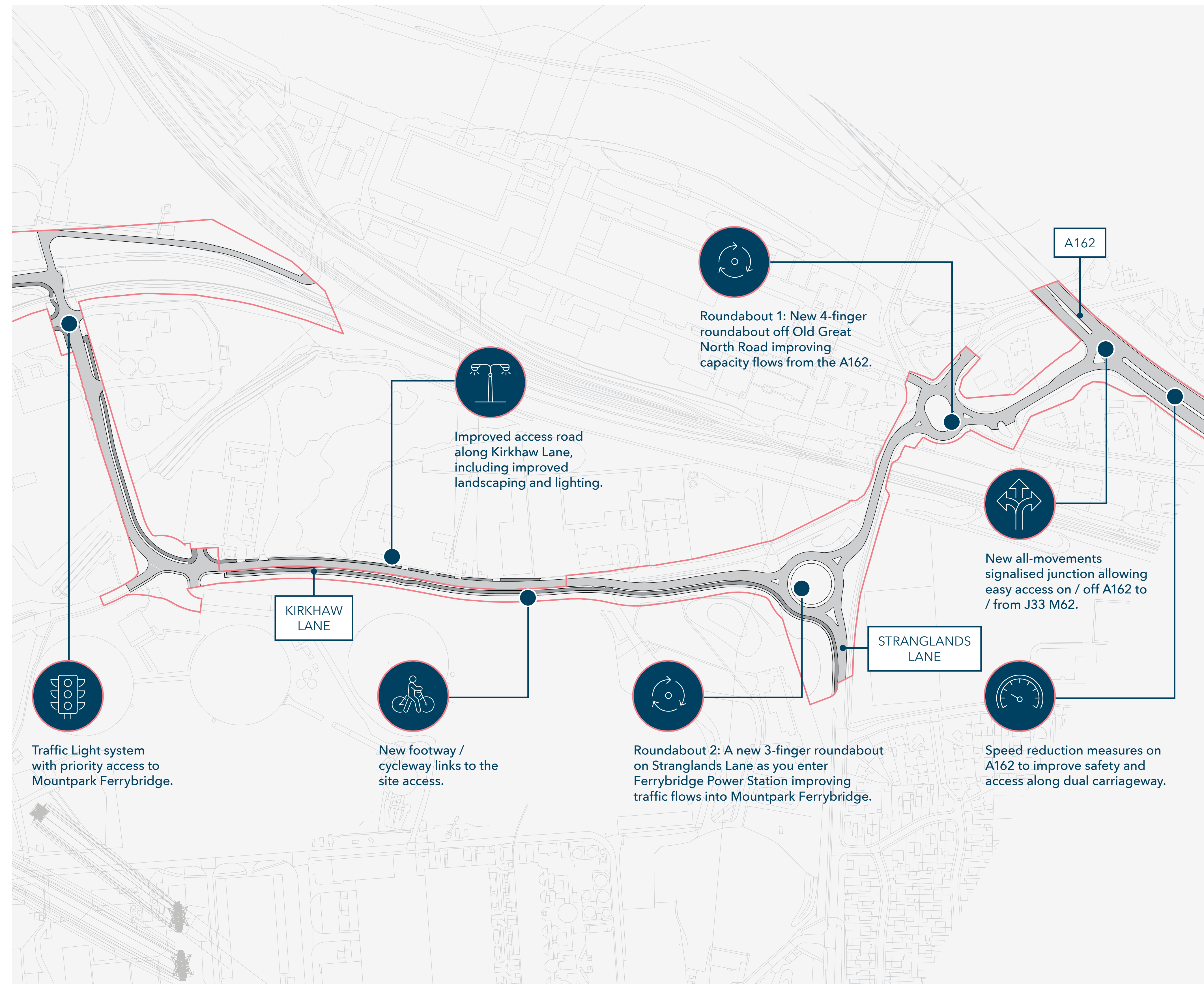
20 MILES
Leeds City Centre



THE ROAD TO A LASTING LEGACY

As part of our development works at Mountpark Ferrybridge we will be significantly improving the access from the A162 into the development site. This includes the construction of two new roundabouts, an all movements signalized junction on the A162 and improved access, lighting, footpaths and cycleways up Kirkhaw Lane.

These improvement works will significantly enhance the access for our customers to and from Junction 33 of the M62 making access to the wider national motorway networks simpler and will reduce travel times.



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.

T.K. maxx



PUMA

amazon

ASDA

The Range Home Leisure Garden

EVRI
delivery made for you



GO FURTHER FROM FERRYBRIDGE



Indicative Drive Times

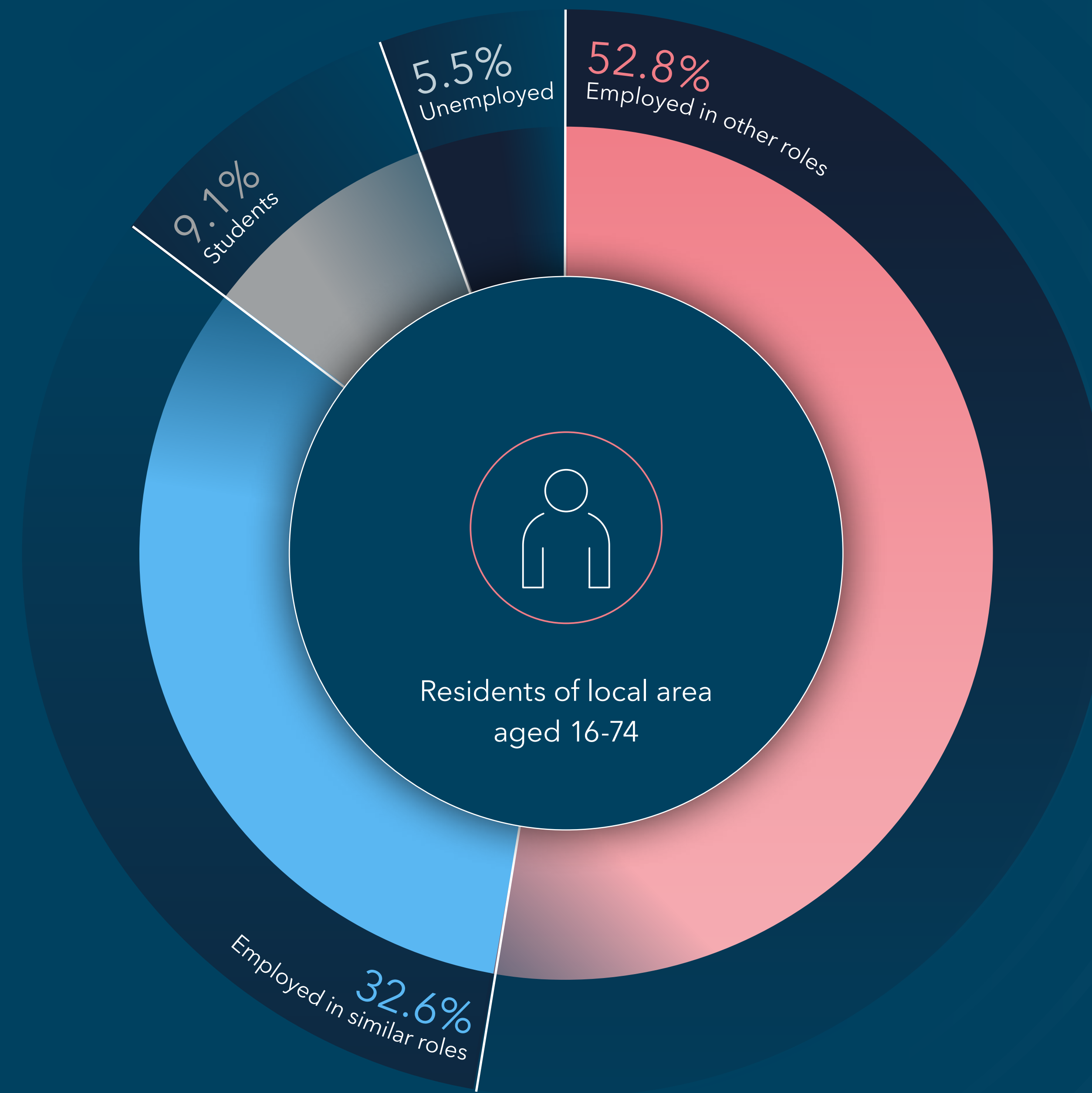


DEMOGRAPHICS

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

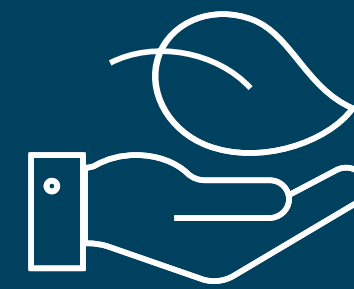
MOUNTPARK'S OBJECTIVE IS TO DEVELOP IN AN ENVIRONMENTALLY RESPONSIBLE WAY, WITH BEST-IN-CLASS BUILDINGS AND SCHEMES THAT AID OCCUPIERS TO BECOME CARBON NEUTRAL. TO HELP ACHIEVE THIS, WE HAVE PUT IN PLACE A NUMBER OF COMMON INITIATIVES ACROSS ALL OUR DEVELOPMENTS TO ENSURE THIS HAPPENS WHICH TRULY SETS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



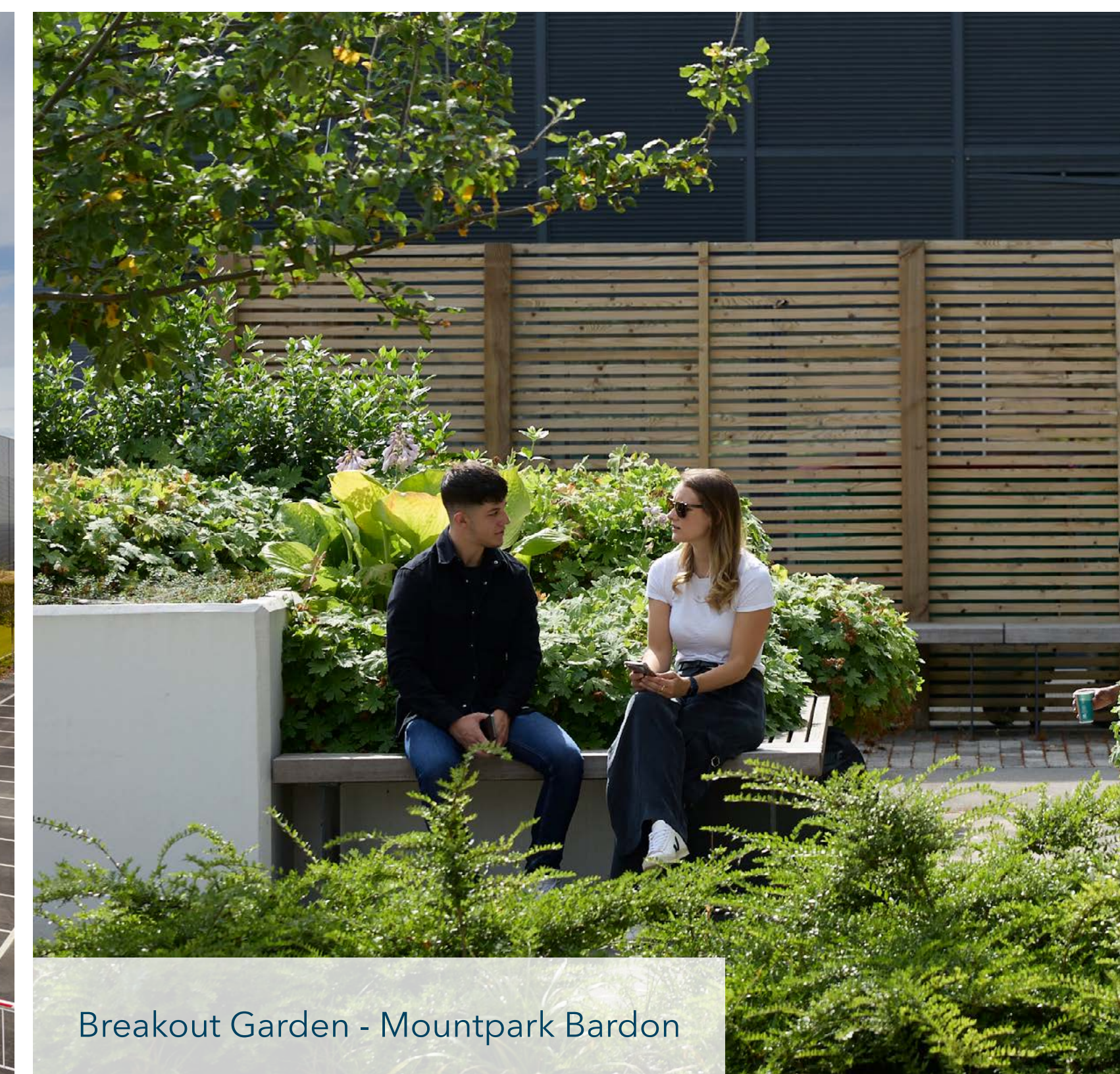
"Mountpark is the ideal partner when it comes to the design and construction of logistics facilities. They have always strived to meet deadlines and guarantee the highest quality standards. The magnificent building they have delivered is proof of this."



Mountpark Baldonnell



Mountpark Bardon



Breakout Garden - Mountpark Bardon



For more information please contact our agents below:



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Developer:

Mountpark Ferrybridge is a Logistics development undertaken by Mountpark Properties– Affinius Capital's wholly owned European affiliate.

