THE NEXT NORTHERN POWERHOUSE

UP TO 13 MVA
AVAILABLE IMMEDIATELY

641,611 SQ FT

AVAILABLE Q4 2027

MOUNTPARK.COM/FERRYBRIDGE

WF11 8UL ///AMPLIFIER.ACRE.NODE

mountpark ferrybridge

POWERING AHEAD TO CREATE YOUR NEXT LEGACY

This impressive new development will provide a market-leading speculatively constructed 641,611 sq ft XL cross-dock logistics facility, located on the M62 corridor.

Unit 3 builds upon Mountpark's next-generation specification and building practices. Occupiers will benefit not only from excellent national connectivity, but also certainty of programme and delivery, giving customers the confidence to plan their next move.

641,611 SQ FT
XL CROSS-DOCK FACILITY

UP TO 13 MVA
AVAILABLE IMMEDIATELY

RAIL CONNECTION
OPPORTUNITY

Q4 2027
PRACTICAL COMPLETION



BIG ON SPACE. BIG ON DETAIL.

Designed to meet the demands of forward-thinking businesses, Mountpark Ferrybridge delivers high-quality logistics space that works harder for our customers.

An impressive three-storey, headquarters-style office sets the tone on arrival, overlooking a highly efficient service yard with full 360-degree circulation. Inside, the warehouse delivers an 18m clear internal height, 88 dock doors including 50% Euro docks, and 50m service yards.

Targeting BREEAM 'Outstanding', this is a building designed around operational performance, sustainability and occupier experience.

UNIT 3	SQ FT	SQ M
Warehouse	613,275	56,975
Three-storey offices	24,267	2,255
Hub	4,068	378
TOTAL	641,611	59,608

All areas are approximate and measured using Gross Internal Areas.

SITE PLAN | CGI




mountpark

POWERING THE NEXT GENERATION OF LOGISTICS



13 MVA
MAXIMUM POWER CAPABILITY

18m
CLEAR HAUNCH HEIGHT

88
LOADING DOCKS
50% EURO PROVISION

6
LEVEL ACCESS LOADING DOORS

BREEAM
TARGETING 'OUTSTANDING'

50 kN/m²
FLOOR LOADING
10T POINT LOAD

FM2
FLOOR

2x50m
SECURE YARDS

132
HGV PARKING SPACES WITHIN THE YARD

430
CAR PARKING SPACES

44
EV CHARGING SPACES

A+
TARGETING EPC RATING

463 kWp
PV SOLAR ARRAY WITH 50% BATTERY STORAGE

105,000
PALLET CAPACITY WIDE AISLE RACKING

140,000
PALLET CAPACITY NARROW AISLE RACKING

EXCELLENT THERMAL EFFICIENCY

DIVERSE FIBRE INFRASTRUCTURE

HQ OFFICE ACCOMMODATION

YOUR FUTURE DISTRIBUTION NETWORK STARTS HERE

Positioned in the heart of one of the UK's best connected logistics locations, Mountpark Ferrybridge benefits from outstanding road and rail connectivity, allowing customers to expand their distribution channels.



WHERE THE NORTH'S SUPPLY CHAINS CONVERGE

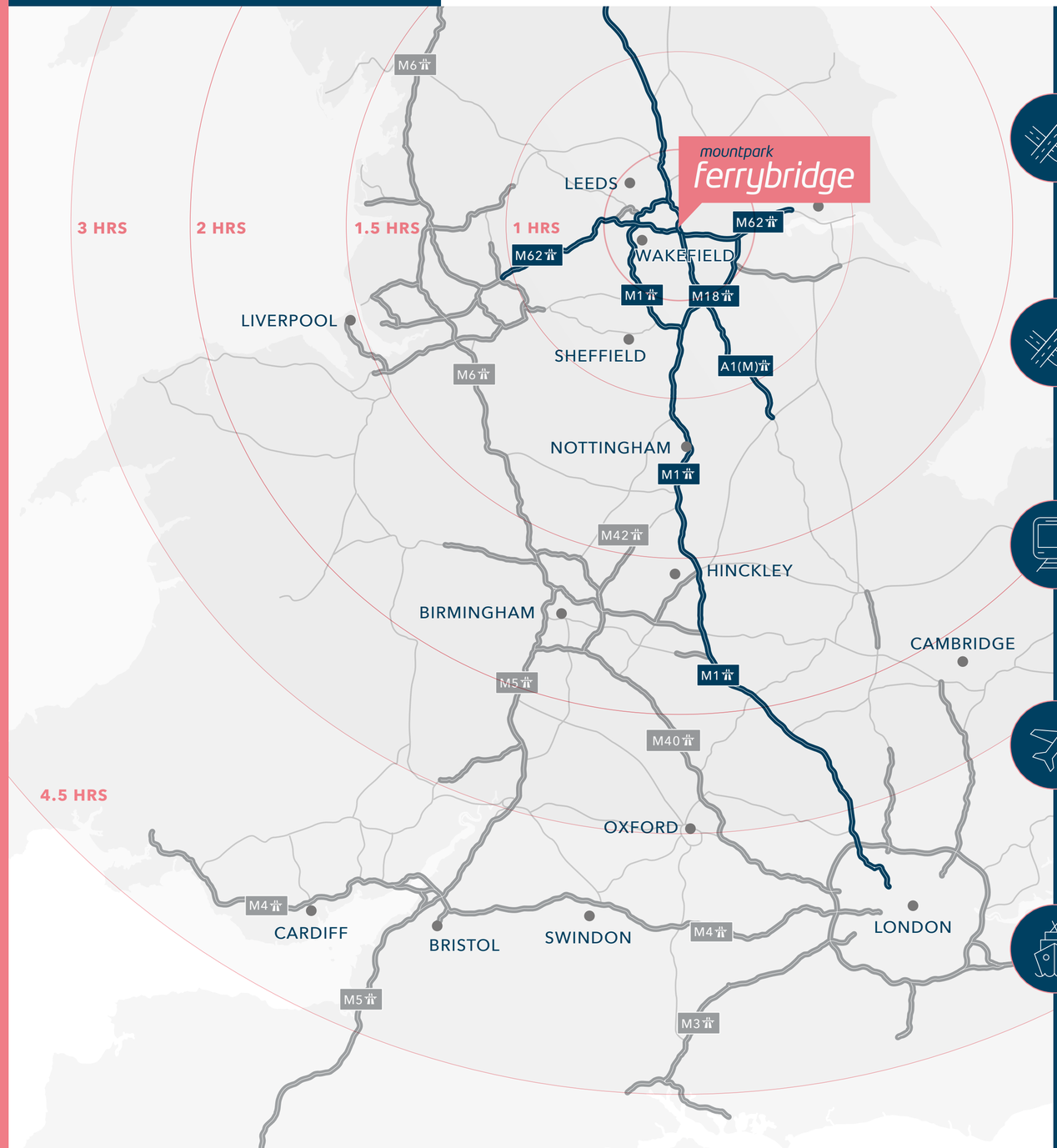
ROAD	MILES	MINS
M62 (J33)	1.6	3
A1(M) (J41)	2.5	5
M1 (J48)	10	15
M18 (J7)	14	15

PORTS		
Goole	20	25
Hull	45	55
Immingham	60	65
Grimsby	63	65
Teesport	75	80
Liverpool	94	115

RAIL	MILES	MINS
Wakefield Europort	9	15
Selby	13	25
Doncaster	17	25
Leeds	20	30
York	25	40

AIRPORTS		
Leeds Bradford	30	60
Manchester	70	80
East Midlands	71	75
Liverpool John Lennon	85	100
Newcastle	108	105

Source: Google Maps



1.6 MILES
- To M62 (J33)
- A1(M) via M62 (J33)

10 MILES
- To M1 (J48)

20 MILES
Leeds City Centre

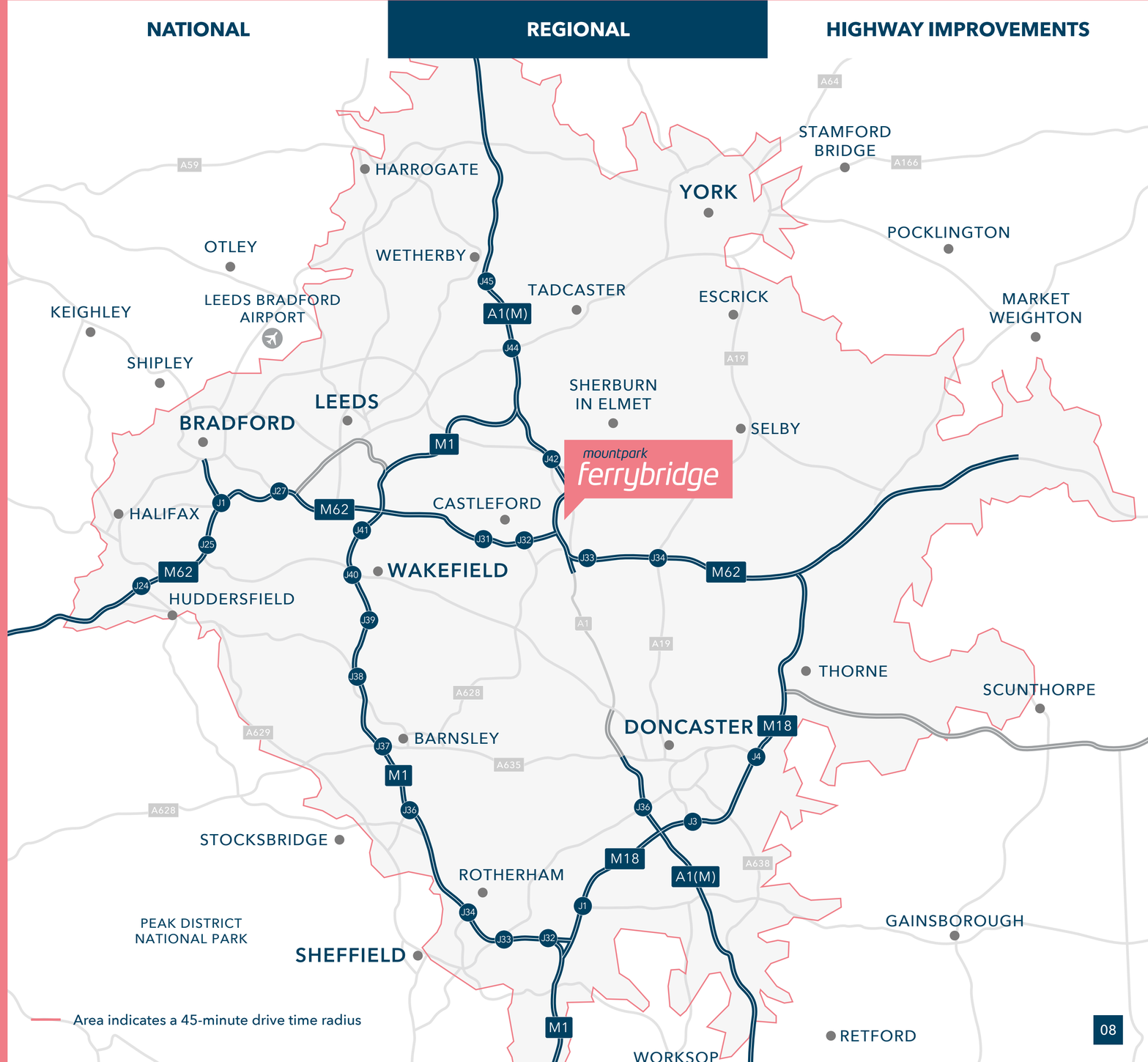
2 MILES
Northern Rail line via Knottingley

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

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

WHERE THE NORTH'S SUPPLY CHAINS CONVERGE

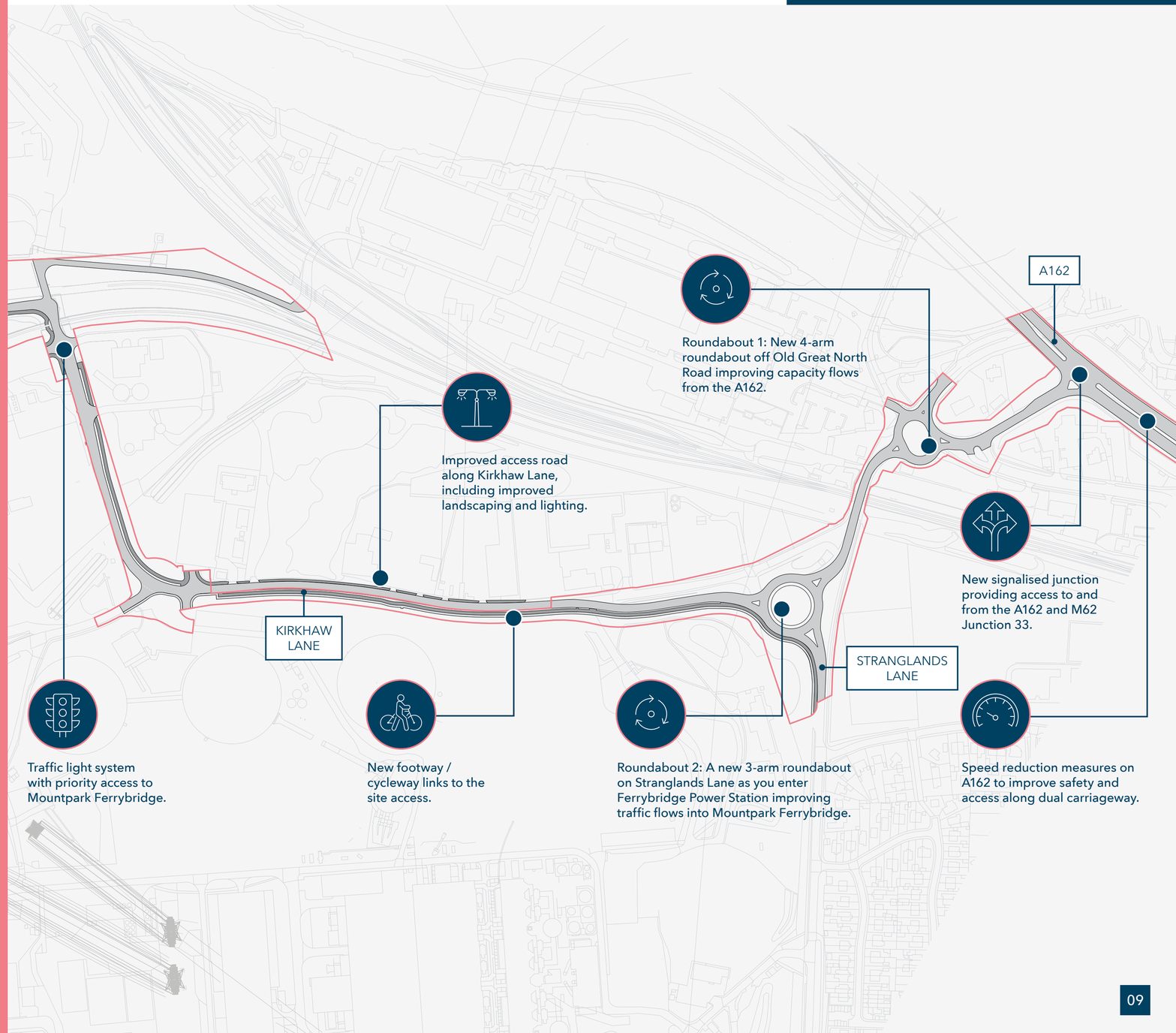
Central to the Yorkshire market, Mountpark Ferrybridge is strategically located with immediate connections to the M62 and A1(M), and is just 15 minutes from the M1, providing excellent connectivity to local and national motorways, airports, ports, and core markets such as Leeds, Sheffield, Manchester, Liverpool, and the Midlands.



WHERE THE NORTH'S SUPPLY CHAINS CONVERGE

Mountpark is currently making significant investment and improvements to the accessibility from the A162 into Mountpark Ferrybridge. This includes providing an all-movements signalised junction on the A162, two new roundabouts, and widened estate access roads through Kirkhaw Lane including improved landscaping, lighting, footpaths and cycleways.

These improvement works will significantly enhance both the sense of arrival and ease of access to and from Junction 33 of the M62 for our customers, in turn making connections to the wider national motorway network simpler and reducing customer travel times.



AN EVOLVING LEGACY

West Yorkshire has established itself as a proven logistics location for occupiers, as demonstrated by the number of major companies that have already invested in the area.

By locating to Mountpark Ferrybridge, occupiers will benefit from an established logistics network and access to a significant consumer catchment, supporting efficient distribution from hub to home.

OCCUPIER	MILES	MINS
Warburtons	0	0
Amazon	2.8	10
TJ Maxx	2.8	10
Puma	4.9	15
XPO	6	15
The Range	6.2	16
ASDA	6.4	18
DHL	6.5	17
Evri	6.5	21
Royal Mail	6.7	22
Sainsbury's	8.5	21
DPD	16.1	36

Source: Google Maps

FORGING THE FUTURE WORKFORCE

Mountpark Ferrybridge provides direct access to one of the largest active labour pools in the North of England. Its strategic location within an established logistics corridor provides occupiers with access to a strong and established workforce.

The local labour pool provides access to a skilled workforce, with experience across logistics and supply chain operations.

27%
LOCAL, WORKING-AGE POPULATION ALREADY WORKS IN THE I&L SECTOR

23.9%
INCREASE IN WAKEFIELD'S LOCAL ECONOMY OVER THE PAST 10 YEARS

37,000
ALREADY WORKING IN MANUFACTURING, TRANSPORT & STORAGE IN WAKEFIELD

1.16M
I&L WORKERS WITHIN A 60-MINUTE DRIVE

2.8M
ACTIVE LABOUR POOL WITHIN A 60-MINUTE DRIVE

4.34M
CONSUMERS WITHIN A 60-MINUTE DRIVE

£26BN
POTENTIAL GVA OVER THE NEXT 10 YEARS ACCORDING TO THE THE LOCAL GROWTH PLAN BY WEST YORKSHIRE

Sources: CACI Data, 2025 & Indeed.com.



BUILD LEGACY ON OURS

Mountpark's objective is to develop in an environmentally responsible way, delivering best-in-class buildings and schemes that support occupiers in becoming carbon neutral. To achieve this, we have introduced a number of initiatives across our developments that support this ambition and differentiate our approach.

We strive to deliver high-quality public open spaces for the benefit of our partners and local communities, while prioritising high standards of employee welfare in every facility we build.







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 external breakout spaces 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 improve employee health and wellbeing, including passive roof ventilation for better air quality, water fountains within the warehouses, a £10,000 grant towards gym facilities, as well as high-specification shower and changing facilities.



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."

VF CORPORATION

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

Royal Mail

"Mountpark have lived up to their reputation as a leading developer of logistics facilities. They work collaboratively, which, when combined with their overall approach and agility in decision making, enables a faster turnaround and delivery of high-quality end product."

an post



MOUNTPARK WAKEFIELD



MOUNTPARK BARDON



MOUNTPARK BARDON - BREAKOUT GARDEN

FORGING A NEW LEGACY

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

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