



WF14 ODE

Indicative Image

moorpark 25

Junction 25 M62, Mirfield

To Let

5 NEW BUILD INDUSTRIAL / WAREHOUSE UNITS

19,000 – 59,000 SQ FT AVAILABLE MID 2021

ENTERPRISE ZONE STATUS

UNIT 4 - 45,000 SQ FT (2.6 ACRES)

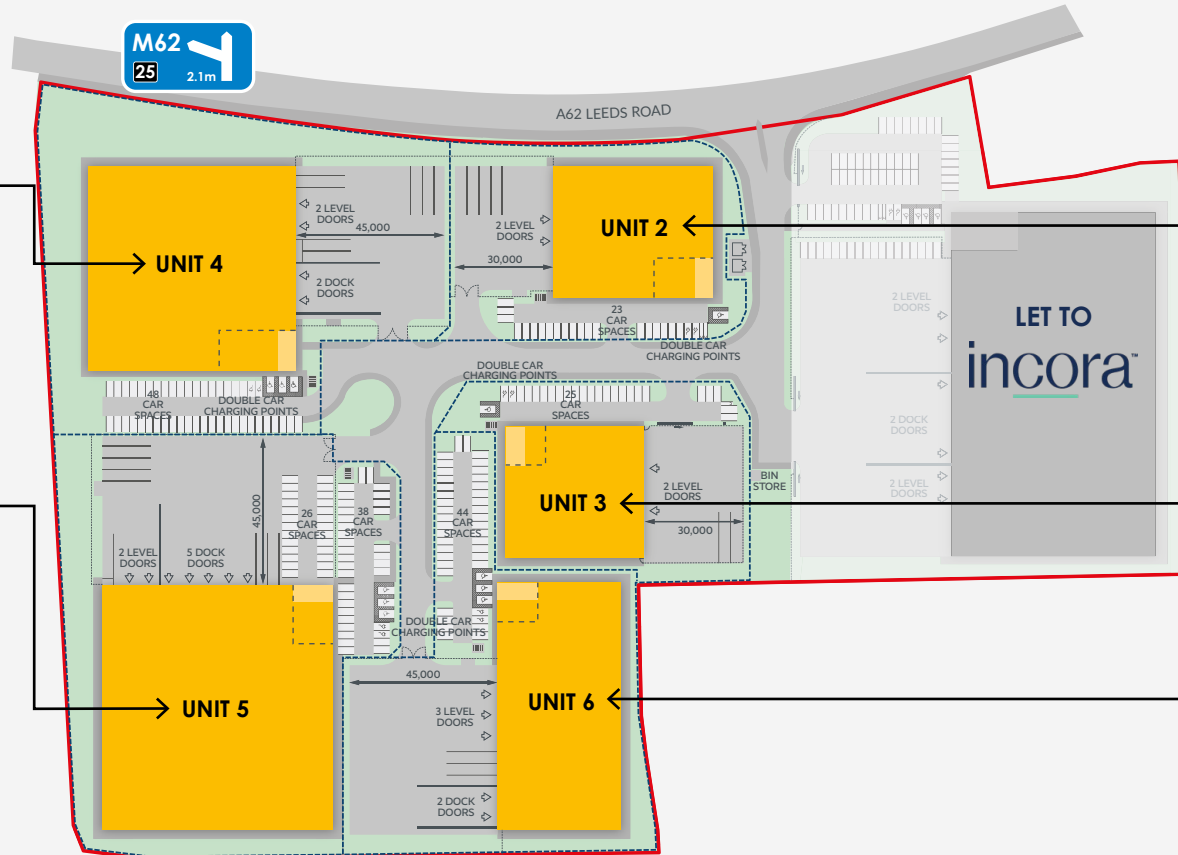
SPECIFICATION

- 10m to u/s haunch
- 2 no. level access doors
- 2 no. dock level doors
- 48 parking spaces (inc 2 electric charging points)
- 3,000 sq ft office at first floor
- 230 kVA 3 phase power supply
- Target EPC Rating A

UNIT 5 - 59,000 SQ FT (2.9 ACRES)

SPECIFICATION

- 12m to u/s haunch
- 2 no. level access doors
- 5 no. dock level doors
- 64 parking spaces (inc 2 electric charging points)
- 3,000 sq ft office at first floor
- 300 kVA 3 phase power supply
- Target EPC Rating A



UNIT 2 - 22,500 SQ FT (1.3 ACRES)

SPECIFICATION

- 8m to u/s haunch
- 2 no. level access doors
- 23 parking spaces (inc 2 electric charging points)
- 2,000 sq ft office at first floor
- 120 kVA 3 phase power supply
- Target EPC Rating A

UNIT 3 - 19,000 SQ FT (1.2 ACRES)

SPECIFICATION

- 8m to u/s haunch
- 2 no. level access doors
- 25 parking spaces (inc 2 electric charging points)
- 1,500 sq ft office at first floor
- 170 kVA 3 phase power supply
- Target EPC Rating A

UNIT 6 - 32,000 SQ FT (1.9 ACRES)

SPECIFICATION

- 8m to u/s haunch
- 3 no. level access doors
- 2 no. dock level doors
- 44 parking spaces (inc 2 electric charging points)
- 2,000 sq ft office at first floor
- 180 kVA 3 phase power supply
- Target EPC Rating A

UNIT	GROUND FLOOR		GROUND FLOOR LOBBY		FIRST FLOOR OFFICE		TOTAL	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
1	LET TO INCORA							
2	19,825	1,842	675	63	2,000	186	22,500	2,090
3	16,825	1,563	675	63	1,500	139	19,000	1,765
4	41,325	3,839	675	63	3,000	279	45,000	4,180
5	55,325	5,140	675	63	3,000	279	59,000	5,481
6	29,325	2,724	675	63	2,000	186	32,000	2,973
TOTAL	162,625	15,108	3,375	315	11,500	1,069	177,500	16,489

BUILT AROUND YOU

Moor Park 25 is a 15.4 acre industrial and distribution development located only 2.1 miles from Junction 25 of the M62. The site sits in a prominent position on the A62 between Huddersfield and Mirfield.

Detailed planning permission has been granted for B1, B2 and B8 uses with 24/7 operation. All off site works and incoming services are complete and units can be made available for occupation from Q3 2021.

DEMOGRAPHICS



24/7 Operation



Main Bus Routes For
Huddersfield, Brighouse,
Dewsbury and Leeds



Average Weekly Wage
£493,70 (Kirklees)



858,400 Working Age Population
Within 10 Miles Radius

Source - Kirklees Observatory

TERMS

The buildings are available to Let for a period of 15 years with 5 yearly upward only rent reviews on Full Repairing and Insuring terms.

ENTERPRISE ZONE STATUS

Enterprise Zone Status giving Business Rates reductions and business support packages subject to status. For more information visit the-lep.com



Department for
Communities and
Local Government

Leeds City Region
ENTERPRISE ZONES

Working in
partnership
with the

West
Yorkshire
Combined
Authority

NORTHERN
POWERHOUSE

Kirklees
COUNCIL



CGI Masterplan



Image indicative of final product

A DEVELOPMENT IN PARTNERSHIP WITH

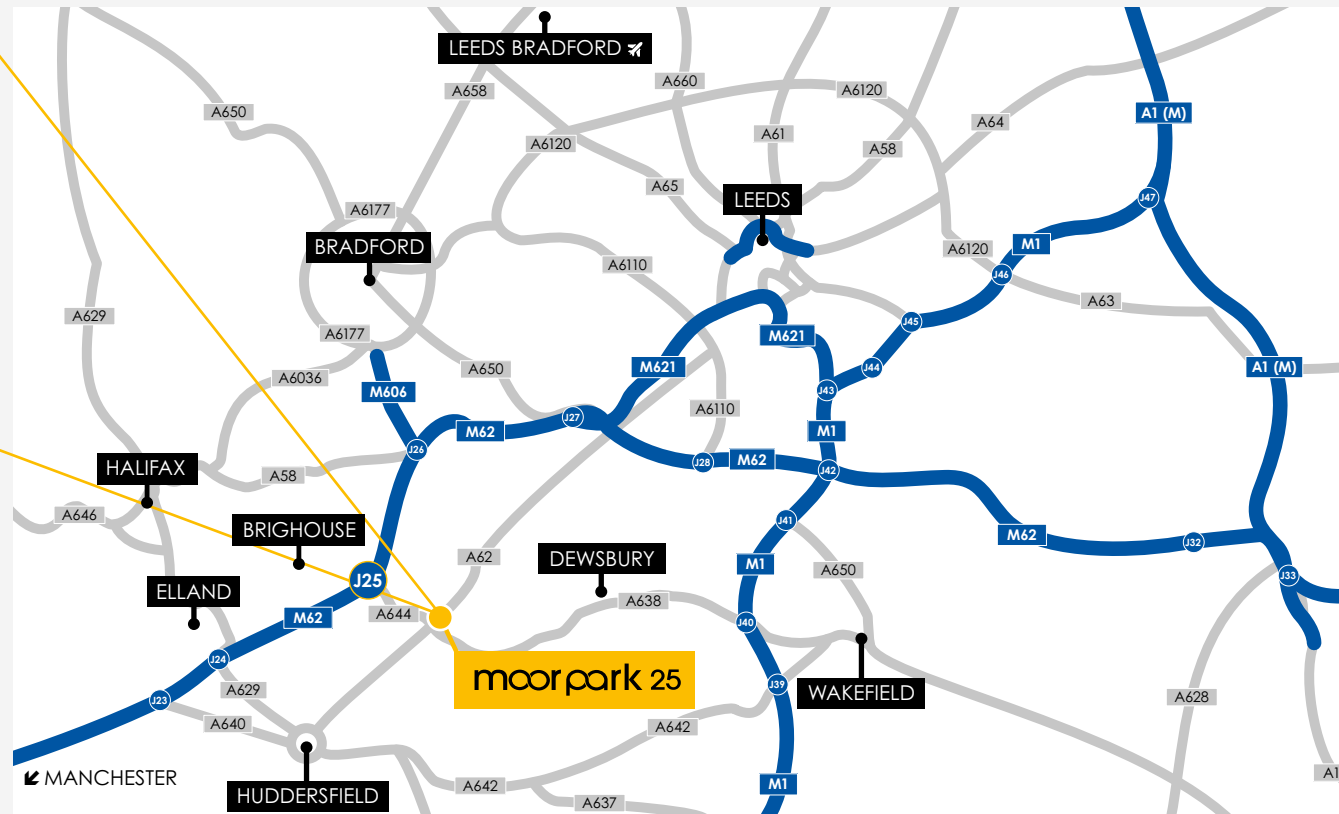
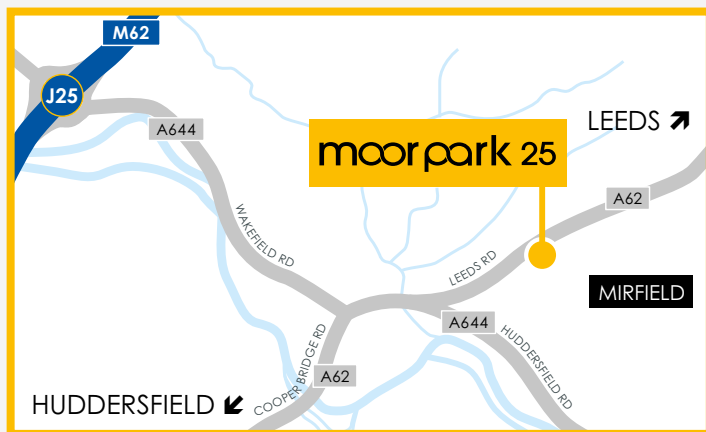


AAA PROPERTY GROUP

AAA Developments, part of AAA Property Group is responsible for the group's property development, ranging from residential to commercial property with a primary focus on industrial development. The Group is well funded from its own resources as well as additional established funding arrangements. Their strength lies in the quality of their projects, track record for delivery and strong relationships with partners.

**Caddick
Developments.**

Caddick Developments are a growing force in industrial and logistics development with sites in strategic locations across the Midlands and the North. We're proud of our forty year heritage delivering employment spaces for local, national and international businesses.



DESTINATION	MILES
Mirfield (Local Amenities)	1.5
M62 Junction 25	2.1
Dewsbury Town Centre	4.8
Huddersfield City Centre	5
J27 Birstall Shopping Park	10
Leeds City Centre	15
Manchester City Centre	33



FURTHER INFORMATION

To let on flexible terms. Further detailed information is available from our joint agents:

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti Money Laundering it will be necessary for an ongoing tenant to provide information necessary to complete these checks before a deal is completed. Information required will be:

- Corporate Structure and Ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the lessee

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