

# FREEHOLD & LEASEHOLD DESIGN & BUILD OPPORTUNITIES AVAILABLE

- TOTAL SCHEME OF 534,450 SQ FT.
- HIGH SPECIFICATION UNITS WITH DETAILED PLANNING CONSENT FROM 39,900 - 130,750 SQ FT.
- TARGET EPC A RATING.
- LOCATED ON THE A645 AT THE INTERCHANGE OF THE M62 & A1(M) MOTORWAYS.

# KNOTTINGLEY PARK.

M62/A1(M) KNOTTINGLEY



A project by

**Caddick.**



WF11 0BU

what3words:  
heat.intro.stream



# KNOTTINGLEY PARK.

M62/A1(M) KNOTTINGLEY

The proposed development is located at the interchange between the A1(M) and the M62 and will be the latest parcel of land to come forward in this location, which started with Cross Point 33 (TkMaxx) and then Wakefield 515 (Amazon). The location allows direct access to the regional and national motorway networks and sits opposite to the existing A1 Business Park.



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# KNOTTINGLEY PARK.

M62/A1(M) KNOTTINGLEY

Knottingley Park offers occupiers a unique design and build opportunity for industrial/warehouse units incorporating sustainable technology such as air source heat pumps and roof top photovoltaics. The project has also been designed with extensive landscaping, including a biodiverse wildlife area, with a large pond and circular walkway - creating a pleasant work environment with space for wellbeing activities.

## ESG FACTS



**PV READY  
ROOF**



**NEW LINK TO BUS STOP  
TRANSPORT  
CONNECTIVITY**



**BIODIVERSE**

**WILDLIFE AREA**

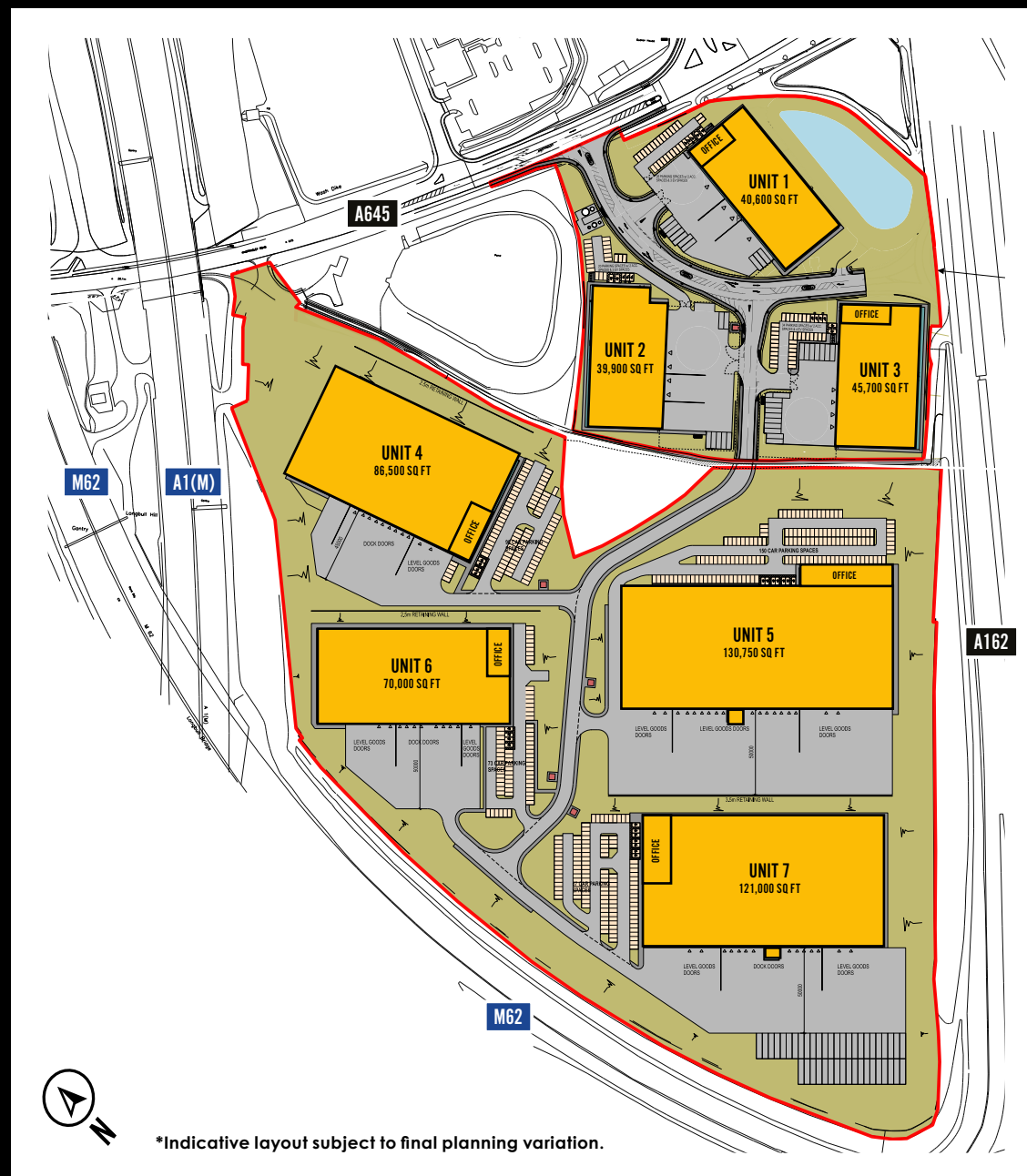
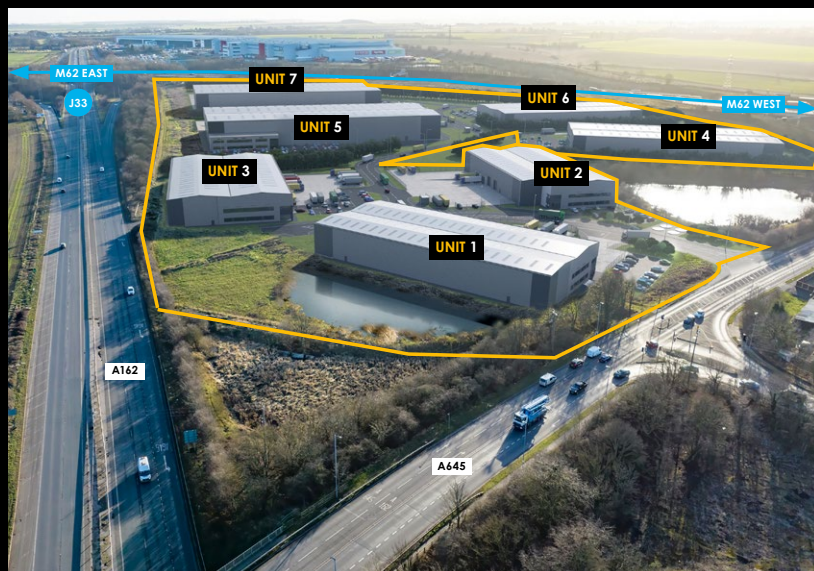
**With large pond and walkway**



# KNOTTINGLEY PARK.

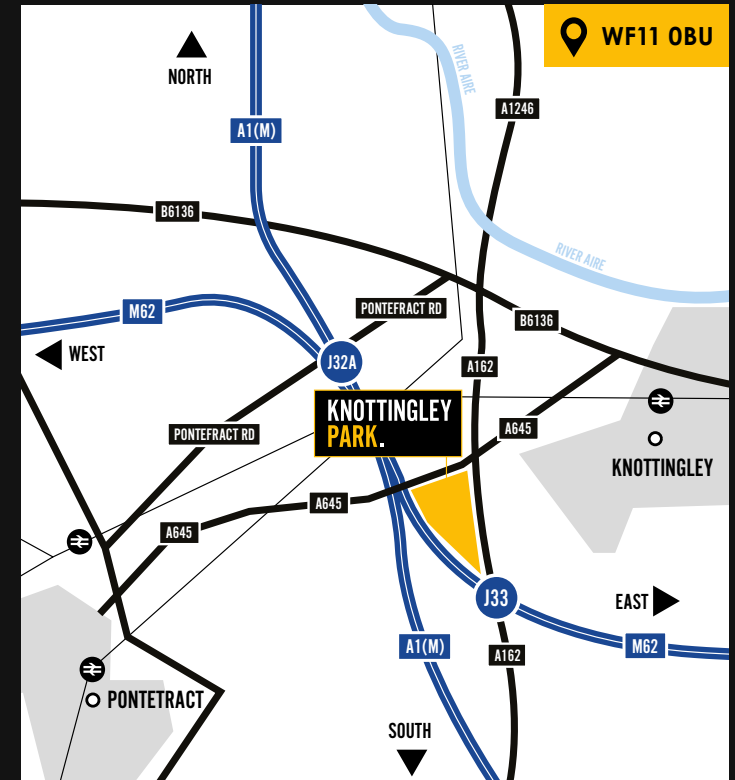
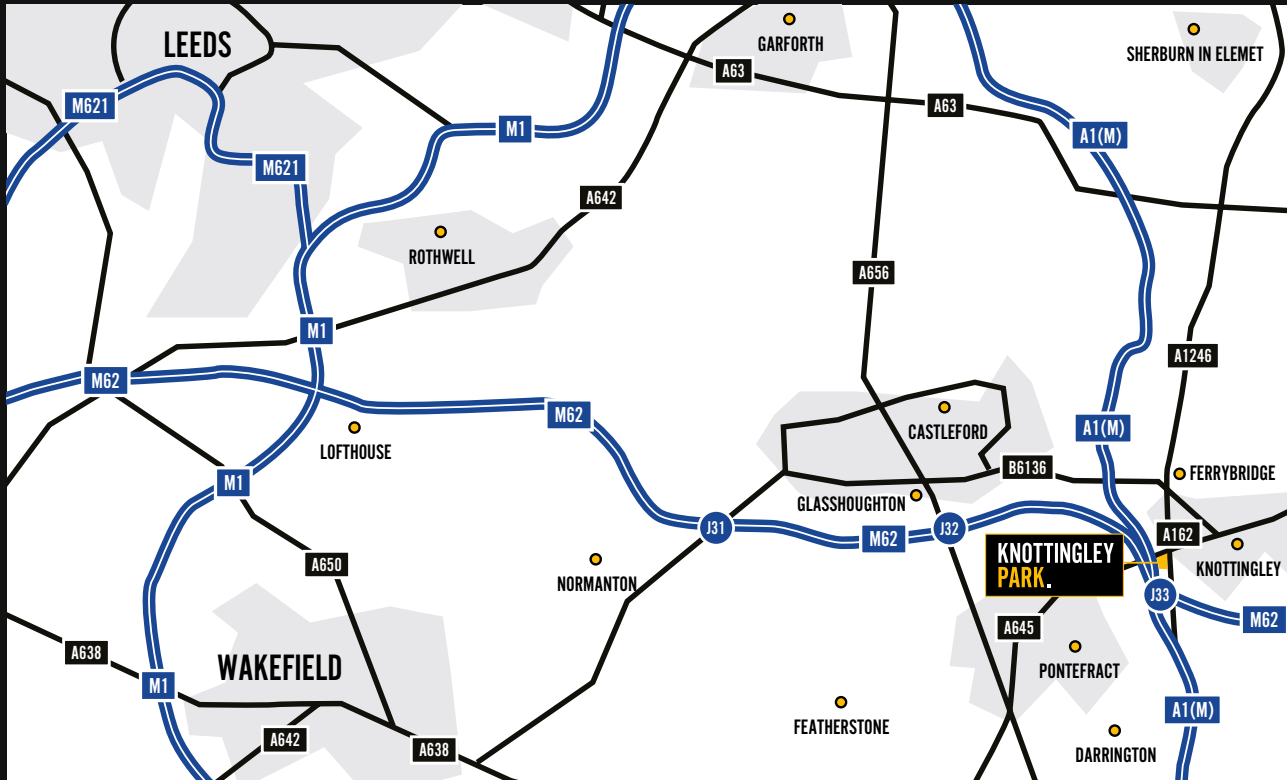
M62/A1(M) KNOTTINGLEY

	WAREHOUSE (SQ FT)	OFFICE (SQ FT)	TOTAL (SQ FT)
UNIT 1	38,000	2,600	40,600
UNIT 2	37,000	2,900	39,900
UNIT 3	42,500	3,200	45,700
UNIT 4	81,500	5,000	86,500
UNIT 5	123,500	7,250	130,750
UNIT 6	66,000	4,000	70,000
UNIT 7	112,000	9,000	121,000
TOTAL			534,450



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M62/A1(M) KNOTTINGLEY



## DISTANCES & DRIVE TIMES

Castleford	4.5 miles	11 minutes
Leeds	20 miles	36 minutes
Doncaster	15 miles	28 minutes
Sheffield	36 miles	54 minutes
J33 M62	1 mile	

\* Drive times are approximate/Google Maps

**AVISON  
YOUNG**

**0113 292 5500**

### ROB OLIVER

+44 (0) 7769 643 325  
rob.oliver@avisonyoung.com

### JAKE PYGALL

+44 (0) 7795 237 286  
Jake.Pygall@avisonyoung.com

**DHP.**  
DOVE HAIGH PHILLIPS

**0113 245 0550**  
dhpproperty.co.uk

### SIMON DOVE

+44 (0) 7527 388054  
simon.dove@dhpproperty.co.uk

### SARAH-JAYNE LISHMAN

+44 (0) 7725 365997  
sarah-jayne.lishman@dhpproperty.co.uk

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