

ProLogis **Wakefield Europort**

The Region's Premier Distribution Park

120,560 ft² TO LET

Direct Access to M62 J31



DC1

120,560 ft²

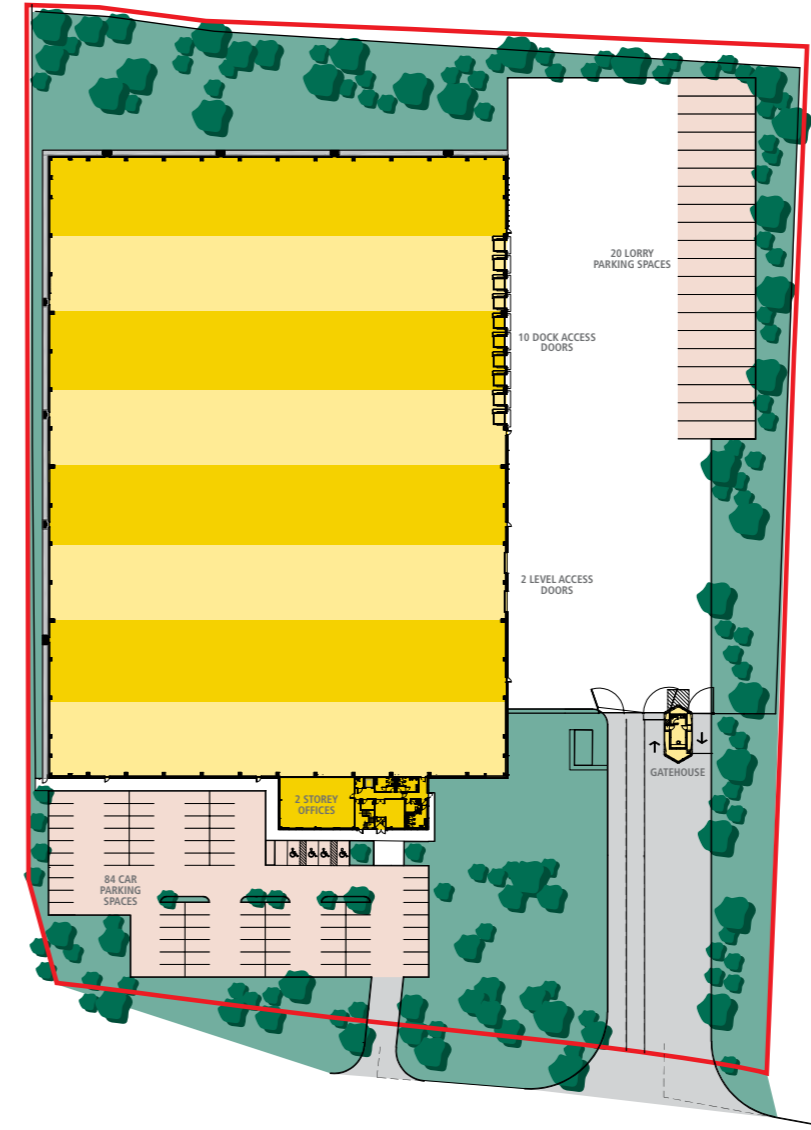
www.prologiswakefield.co.uk

 **ProLogis**[®]



ProLogis Wakefield Europort is the premier distribution park in the North of England. The estate is home to a number of national occupiers including Warburtons, Asda, Royal Mail, TK Maxx, Argos, K+N and Wickes.

It extends to some 220 acres in total, with high levels of landscaping and a 24/7 public transport system, which is designed to suit business needs including shift patterns.



SPECIFICATIONS

Warehouse

- 12m eaves height
- 10 dock level loading doors
- 2 level access doors
- 15% roof lights
- Lighting

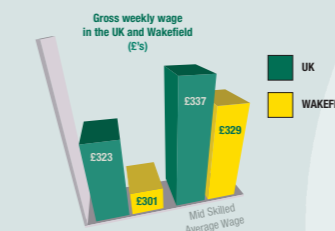
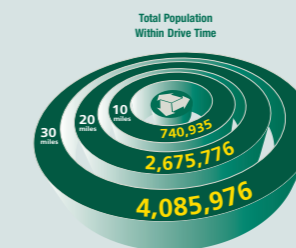
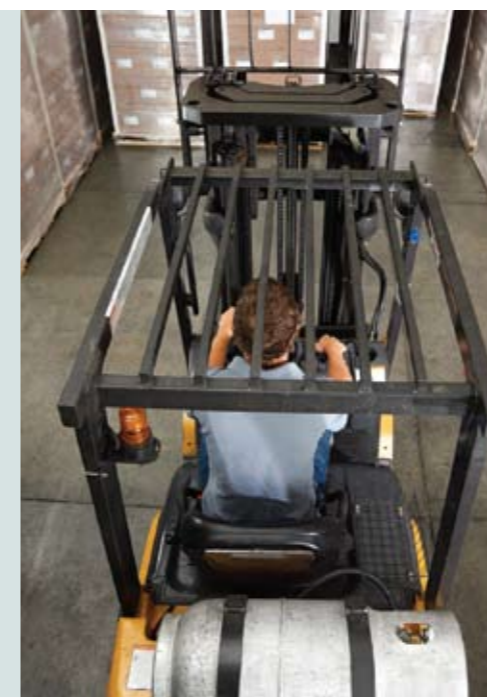
Offices

- Two storey offices
- Raised access floor system
- Suspended ceilings
- Gas central heating
- Double glazing
- Lift access

External

- Gatehouse
- 48m yard depth
- 20 lorry parking spaces
- 84 car parking spaces
- Exterior lighting

ProLogis Wakefield Europort		
	Sq m	Sq ft
Warehouse:	10,626	114,378
Office:	556	5,985
Gatehouse:	18	195
TOTAL:	11,200	120,560



Human resources

There are over 756,000 potential employees within 30 minutes drive time of ProLogis Wakefield Europort. The skill base has 14% more skilled and semi-skilled manual workers than the national average. When compared to other distribution centres, such as the Midlands, the cost of labour is 15% lower, providing a significant competitive advantage. The workforce has a strong work ethic with a reputation for flexibility and strong motivation.

ProLogis Wakefield Europort



DRIVE TIMES	Miles	Time
Birmingham	113	1hr 57min
Bristol	202	3hrs 23min
Leeds	12	21min
Liverpool	78	1hr 31min
London	190	3hrs 23min
Manchester	48	1hr 2min
Sheffield	40	46min

MOTORWAY ACCESS	Miles	Time
M62 J31	0.9	2min
M62/A1	5	8min
M1/M62	4.9	8min

PORT ACCESS	Miles	Time
Felixstowe	204	3hrs 37min
Hull	50	57min
Liverpool	82	1hr 26min
Southampton	238	4hrs 19min

About Us

ProLogis is the leading developer of industrial and distribution buildings in the UK and throughout the world. The company has amassed a significant landbank and is able to offer build to suit opportunities across its UK developments to meet customers' specific materials handling requirements. In addition, with a commitment to innovation in sustainable development, an increasing number of ProLogis' award-winning schemes are rail-linked and from January 2008 ProLogis pledged to achieve a minimum BREEAM rating of Very Good for all new warehouses in the UK. The company's world-class portfolio of customers includes household names, such as M&S, Sainsbury's, Tesco, the Co-operative Group, ASOS and Argos.

ProLogis' developments are financed from internal resources, which means the company is not reliant on third-party funding and, unlike trader-developers, ProLogis retains a long-term ownership and management interest in its industrial and distribution parks and the communities they serve. For more information on the company please visit www.prologis.co.uk

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Photographs are indicative only. All dimensions are approximate.

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