



**CALIFORNIA
400**
WAKEFIELD

California Drive, Wakefield Europort / WF10 5QH

TO LET
**Fully Fitted
Distribution
Warehouse**
398,816 sq ft

BLOCK
INDUSTRIAL
A COPLEY POINT COMPANY

block-industrial.com/california-400

Situation

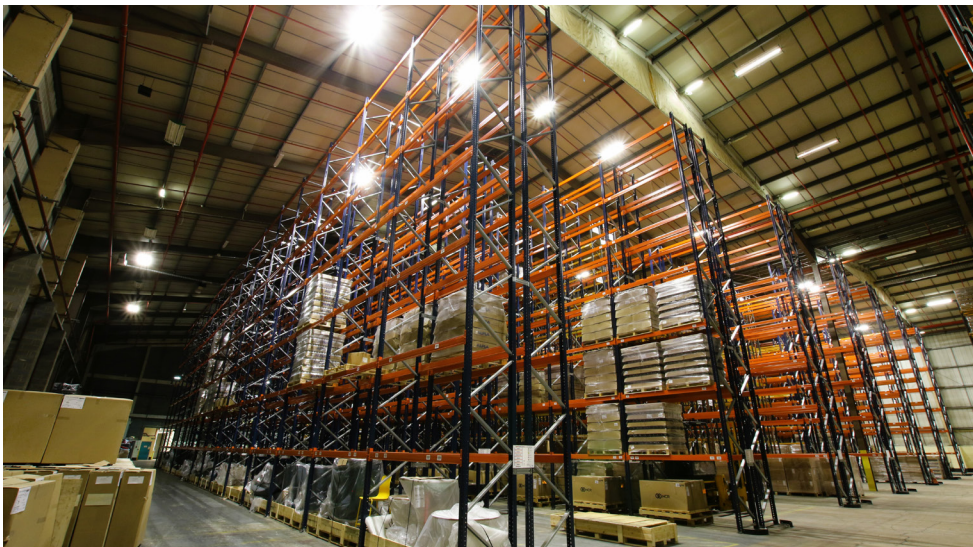
California 400 is situated on the established and strategically located Wakefield Europort. The unit is located on California Drive adjacent to Junction 31 of the M62, the primary East/West Trans-Pennine motorway.

Junction 31 of the M62 connects to the M1 at Junction 29 and the A1(M) at Junction 33 providing immediate North/South national motorway access.

Local occupiers include Asda, Evri, Torque Logistics, Warburtons, Menzies, One Stop, Haribo and many more.



Accommodation Summary



Description	California 400
Permitted Use	B1 (c), B2 (General Industrial) & B8 (Storage and Distribution)
EPC	D
Site Area	20.5 acres
Site Coverage	45%
Yard Depth	45m-125m
Total Area (sq ft)	398,816
Warehouse (sq ft)	346,520
Office (sq ft)	10,052
Mezzanines (sq ft)	42,244
Floor Loading Capacity Per sq m	54kN
Dock Level Loading Doors	25
Level Access Loading Doors	11
Clear Internal Height	6.9m-12.35m
HGV Spaces	106
Car Parking Spaces	430
Power Supply	750 kVA

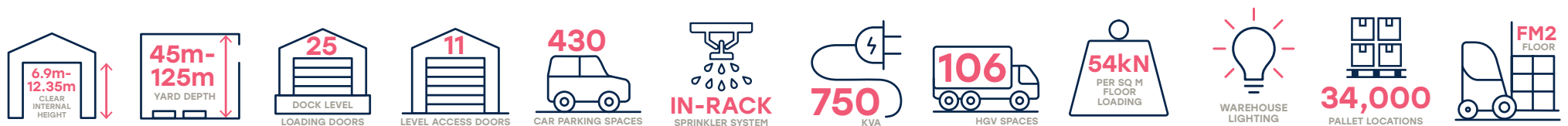
Accommodation



Schedule

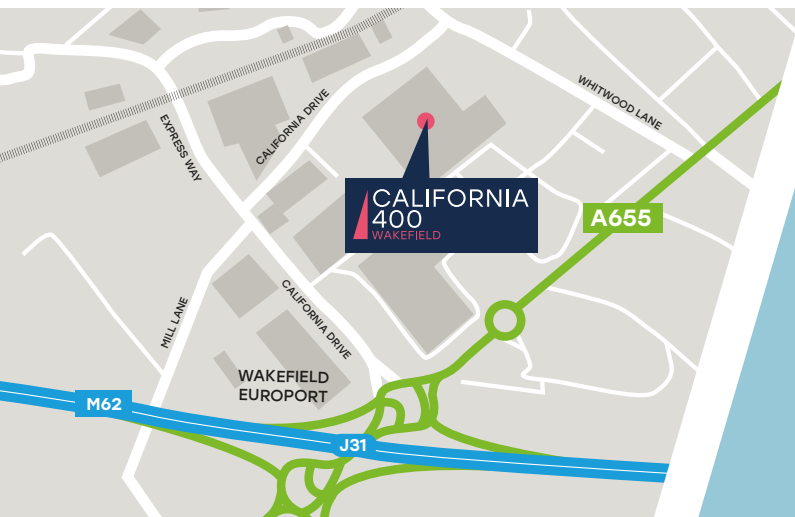
	sq ft	sq m
Single Storey Office	10,052	934
Low Bay Warehouse	204,505	18,999
High Bay Warehouse	142,015	13,194
High Bay Mezzanines	42,244	3,925
Total	398,816	37,052

Specification





Location



California Drive, Wakefield Europort / WF10 5QH



Wakefield Europort is regarded as one of the major distribution hubs in the North of England, strategically located 10 miles South of Leeds and 38 miles East of Manchester.

Wakefield Europort benefits from having a high capacity European rail freight access situated within 0.6 mile of California 400. The location readily connects to the deep water Ports of Liverpool, Goole and Hull together with a number of international airports within a two hour drive.

ROAD

J31 M62	0.5 miles
A1/M62 Intersection	5 miles
M62/M1 Intersection	6 miles
M62/M18 Intersection	25 miles

CITIES

Wakefield	8 miles
Leeds	13 miles
Sheffield	35 miles
Manchester	79 miles
Liverpool	113 miles
Birmingham	113 miles
London (Central)	189 miles

RAIL / SHIPPING PORTS

Wakefield Europort	0.6 miles
Port of Goole	24 miles
Port of Hull	49 miles

Contacts

**CARTER
TOWLER**

Ian Greenwood

iangreenwood@cartertowler.co.uk
07961 306 299

Josh Holmes

joshholmes@cartertowler.co.uk
07984 444 972

CBRE

Danielle Raunjak

danielle.raunjak@cbre.com
07714 145 984

Mike Baugh

mike.baugh@cbre.com
07785 284994

MISREPRESENTATION ACT: Carter Towler and CBRE for themselves and for the vendors or lessors of this property, whose agents give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Carter Towler and CBRE has any authority to make any representation of warranty whatsoever in relation to this property.

Crafted by Core | core-marketing.co.uk | 0121 232 5000. February 2024.

**CALIFORNIA
400
WAKEFIELD**

California Drive, Wakefield Europort / WF10 5QH

**BLOCK
INDUSTRIAL**
A COPLEY POINT COMPANY

block-industrial.com/california-400