

# SWITCH

WAKEFIELD EUROPORT,  
J31 M62 WEST YORKSHIRE  
SAT NAV: WF10 5QH

**TO LET**

**DESIGN AND BUILD  
OPPORTUNITY**

Fully Consented Cross Dock  
Logistics Development  
of up to **510,000 sq ft**  
(47,298 sq m)



WELCOME TO

# SWITCH

Switch comprises one of the largest Design and Build opportunities in the north of England with full planning consent for warehouse and distribution accommodation up to approximately 510,000 sq ft.

The development is located immediately adjacent to Junction 31 of the M62 within the well established Wakefield Europort business park and benefits from excellent links to the region, the rest of the UK and mainland Europe via road, rail and sea.

Wakefield Europort is regarded as one of the regions most sought after distribution locations which is already home to occupiers such as Haribo, Royal Mail, Asda, Bibby and Warburtons.



INDICATIVE CGI



INDICATIVE CGI



**A MAJOR DISTRIBUTION HUB**



**EQUIDISTANT BETWEEN M1 AND A1(M) CORRIDORS**



**HIGH SPEC CROSS DOCK UNIT**



**FANTASTIC PORT CONNECTIONS**

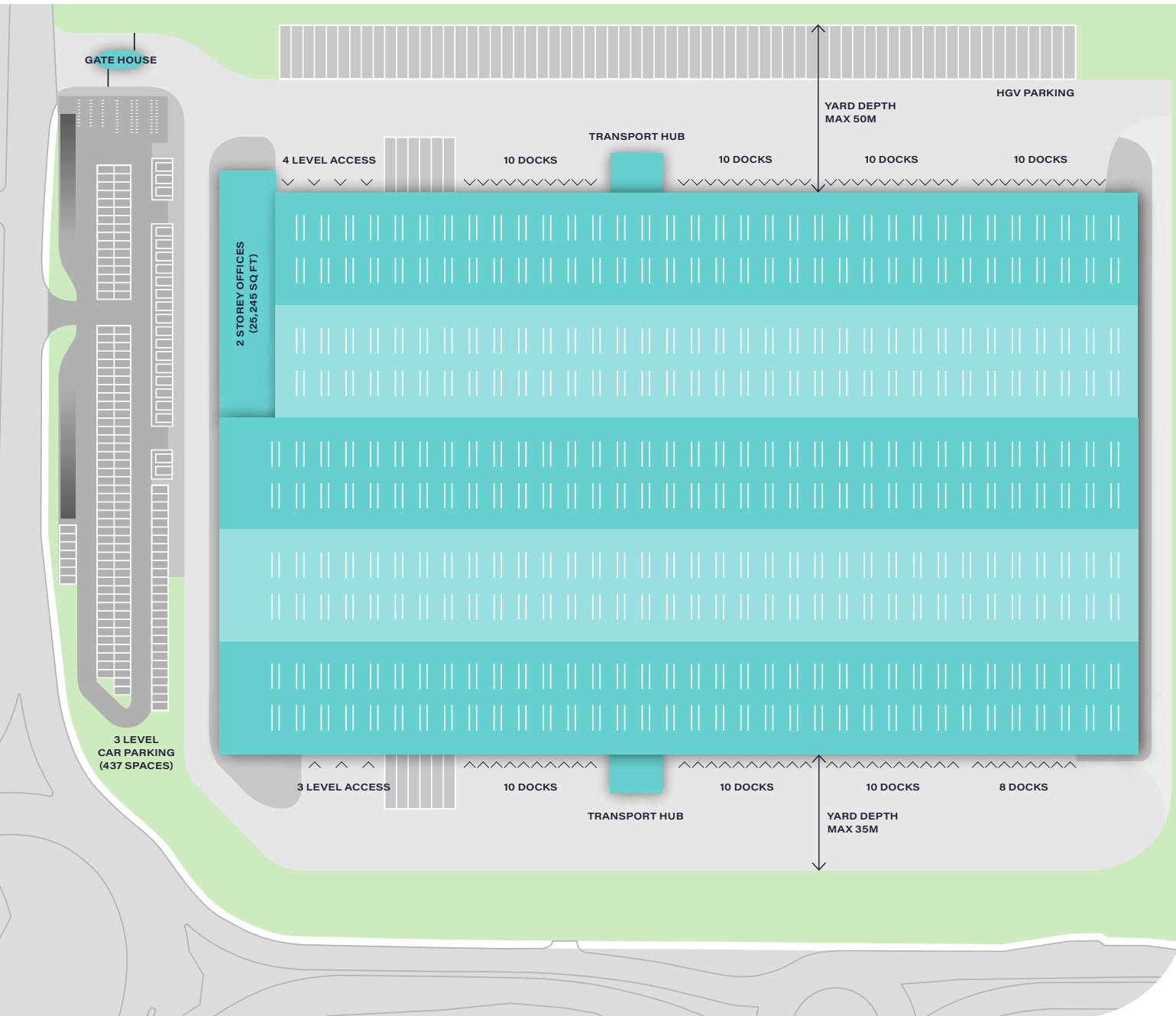


**ADJACENT TO J31, M62**



**EXCELLENT ACCESS TO THE WAKEFIELD RAIL FREIGHT TERMINAL**

# INDICATIVE LAYOUT & SPECIFICATION



**78 DOCK LEVEL  
LOADING DOORS**



**7 LEVEL DOORS**



**22 MOTORCYCLE  
SPACES**



**437 PARKING SPACES  
OVER 3 LEVELS**



**YARD DEPTH  
MAX 50M**



**15M TO  
HAUNCH**



**80 HGV  
PARKING SPACES**



**110 COVERED  
CYCLE SPACES**

## Accommodation

	Sq ft	Sq m
Gatehouse	215	20
Offices	25,245	2,345
Transport Offices	7,342	682
Warehouse	476,310	44,251
<b>Total</b>	<b>509,112</b>	<b>47,298</b>
Site Area	22.8 Acres	



## DEMOGRAPHICS



**6.2% UNEMPLOYMENT RATE  
(MARCH 2021)**



**MEDIAN HOURLY PAY RATE  
IS 92% OF THE NATIONAL AVERAGE**  
(Respective of national average)



**67,000 PEOPLE EMPLOYED IN  
LOGISTICS AND DISTRIBUTION  
WITHIN THE LEEDS CITY REGION**



**45 MILLION PEOPLE WITHIN  
4.5 HOUR HGV DRIVE TIME**



**TALENT POOL OF 2.1 MILLION  
WITHIN 35 MILE RADIUS**



**17,000 (11%) PEOPLE IN WAKEFIELD  
DISTRICT EMPLOYED IN  
TRANSPORTATION AND STORAGE**  
(4.9% national average)

Source: Wakefield Council



← HULL & AI(M)

M62



M62

LEEDS, MANCHESTER & MI →



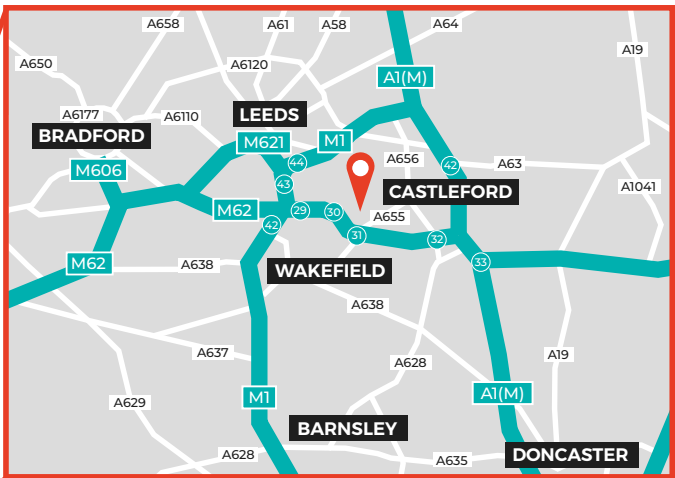
A655

CALIFORNIA DRIVE



### Drive Times

- 1 Hour
- 2 Hours
- 3 Hours
- 4.5 Hours



### Cities

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

### Junctions

J31 M62	Adjacent
A1 / M62 Intersection	5 Miles
M62 / M1 Intersection	6 Miles
M62 / M18 Intersection	25 Miles

### Ports

Wakefield Railfreight Terminal	0.8 Miles
Port of Hull	49 Miles
Port of Immingham / Grimsby	62 Miles

### Airports

Leeds Bradford	21 Miles
Doncaster Sheffield	29 Miles
Manchester	62 Miles
East Midlands	75 Miles

## LOCATION

### Connections



#### Road

Switch benefits from immediate access to Junction 31 of the M62 which is within close proximity to both the M1 and A1(M) intersections which in turn provide easy access to the national motorway network. The majority of the UK can be reached within 4.5 hour drive time of the site.



#### Sea

The site is well located with easy access to the ports of Hull, Immingham, Grimsby and Goole (inland port) as well as Liverpool to the west, providing a gateway to markets in Scandinavia and mainland Europe.



#### Air

Several airports offering domestic and international flights are within easy reach, including Leeds Bradford, Doncaster Sheffield and Manchester Airports.



#### Rail

Wakefield Europort incorporates a high capacity inter-modal railfreight terminal situated within 0.8 miles of Switch. The open access rail terminal is operated by DB Schenker and provides a daily direct import / export service between Wakefield and the principal markets on the European mainland via the Channel Tunnel.

## WHO ARE DELIN PROPERTY

We are a long term property developer, investor and asset manager of logistics real estate building a significant presence in the logistics real estate market.

Founded in London in 2012 by a team of pan-European logistics real estate experts, we now have operations in the Netherlands, Spain and the UK. We own, develop and manage properties in core European markets and continue to grow our portfolio through acquisition and development, both on a build to suit and speculative basis.

Focusing on the operational requirements of our occupiers, we aim to be their long-term logistics property partner of choice providing fit-for-purpose best in class warehouse facilities across major European logistics hubs.

## FURTHER INFORMATION

### Delivery

Delivery is anticipated to be the second half of 2023. However we are keen to engage with interested parties immediately to discuss delivery of a bespoke facility.

### Planning

The site has full planning consent for the layout outlined within this brochure, however the design can be altered in-line with occupiers specific requirements (subject to consent).

### Terms

Switch is available on Full Repairing & Insuring lease terms for a term of years to be agreed.

## ALL ENQUIRIES

**0113 200 1800**  
colliers.com/uk/industrial

[Robert.Whatmuff@colliers.com](mailto:Robert.Whatmuff@colliers.com)  
[Simon.Hill@colliers.com](mailto:Simon.Hill@colliers.com)

**0113 246 1533**  
**0114 272 9750**  
**0207 629 8171**  
KnightFrank.co.uk

[Iain.McPhail@knightfrank.com](mailto:Iain.McPhail@knightfrank.com)  
[Rebecca.Schofield@knightfrank.com](mailto:Rebecca.Schofield@knightfrank.com)  
[Charles.Binks@knightfrank.com](mailto:Charles.Binks@knightfrank.com)

/// what3words  
/ reported / ratio / junction /



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

Colliers International & Knight Frank on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) 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; (iii) No person employed by Colliers International & Knight Frank has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is May 2021.

A DEVELOPMENT BY

