

PRISM PARK

WAKEFIELD
WF10 5HX

HIGH QUALITY
INDUSTRIAL /
LOGISTICS
WAREHOUSE
TOTALLING

57,098 SQFT

AVAILABLE FOR IMMEDIATE
OCCUPATION

A development by

EQUATION
PROPERTIES

 **BGO**

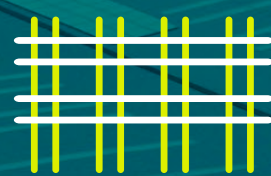
PRISM PARK IS A NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT LOCATED IN WAKEFIELD, WEST YORKSHIRE. THE SCHEME IS STRATEGICALLY SITUATED WITHIN A MILE OF THE M62 J32, WHICH PROVIDES EXCELLENT ACCESS TO THE A1(M) AND MOTORWAY NETWORKS.

One high quality industrial/logistics warehouse comprising 57,098 sq ft is available for immediate occupation. Prism Park is an exceptional development for a vast range of occupiers seeking to optimise their business activities in Yorkshire to the rest of the UK.



PRIME LOCATION

Strategically located within a mile of M62 J32



ESTATE

Enhanced landscaped private estate with secured fencing and independent gates.

PRE-LET
IFCO

UNIT 2
153,323 SQ FT GIA

UNIT 1
57,098 SQ FT GIA



FUTURE PROOF

EV charging points to future proof occupiers' ongoing requirements and occupational needs.



CONNECTIVITY

Proximity to major airports, Ports and transport networks.



SUSTAINABLE

BREEAM 'Excellent'
EPC A rating.



UNIT 1

57,098 SQ FT GIA



ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	51,262	4,762
OFFICE	5,836	542
TOTAL AREA (GIA)	57,098	5,304

HAUNCH HEIGHT	12.5M
LEVEL ACCESS DOORS	4
DOCK LOADING DOORS	6
CAR PARKING SPACES	56
EV CHARGING POINTS (ACTIVE)	6
EV CHARGING POINTS (PASSIVE)	6
YARD DEPTH	45M

WAREHOUSE

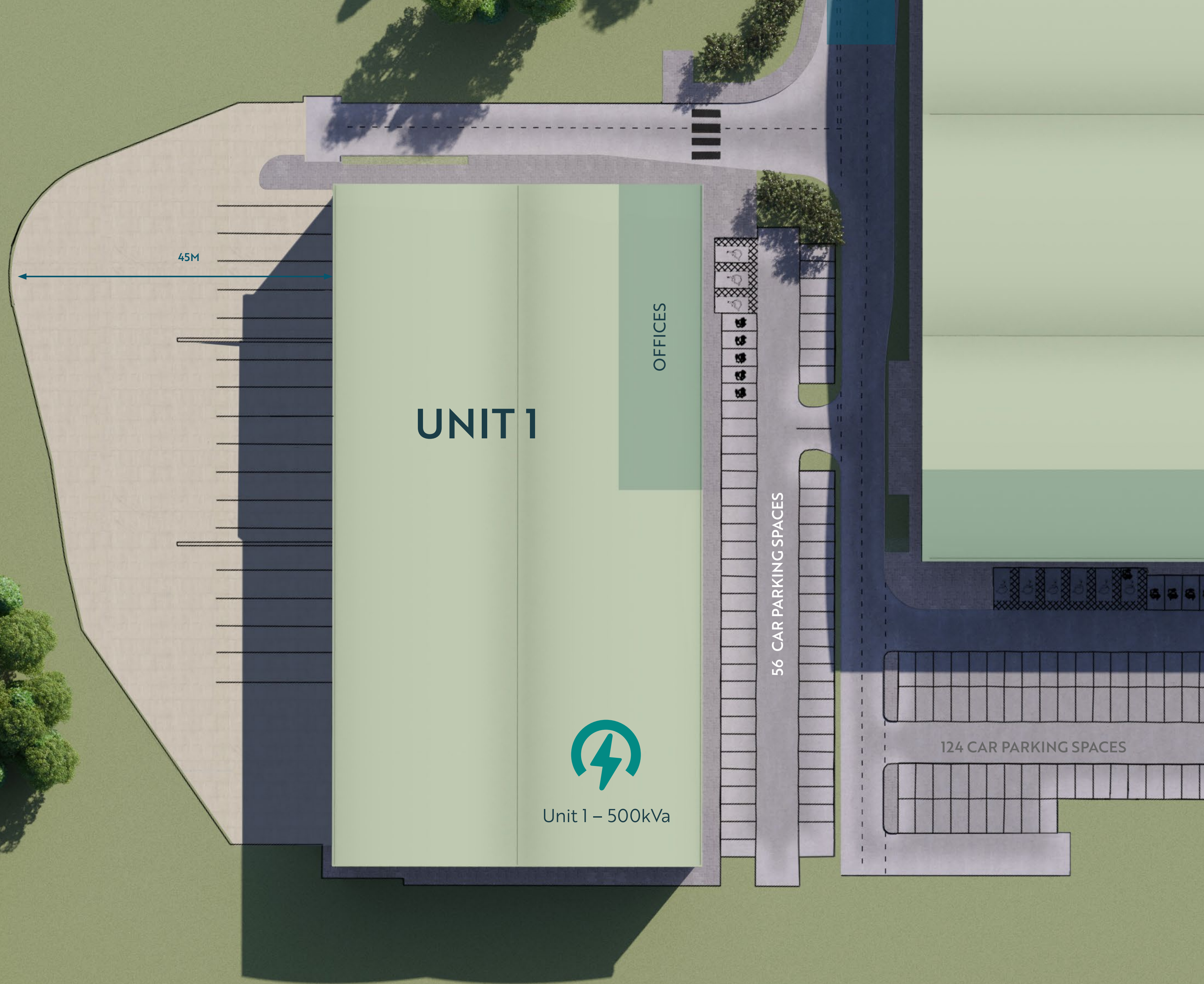
- 50 kN/m2 Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- Haunch Height

EXTERNAL

- Max yard depth
- EV Parking Bays
- Secured Entrances Independent Gates
- Perimeter Paladin Estate Fencing

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception



UNIT 1

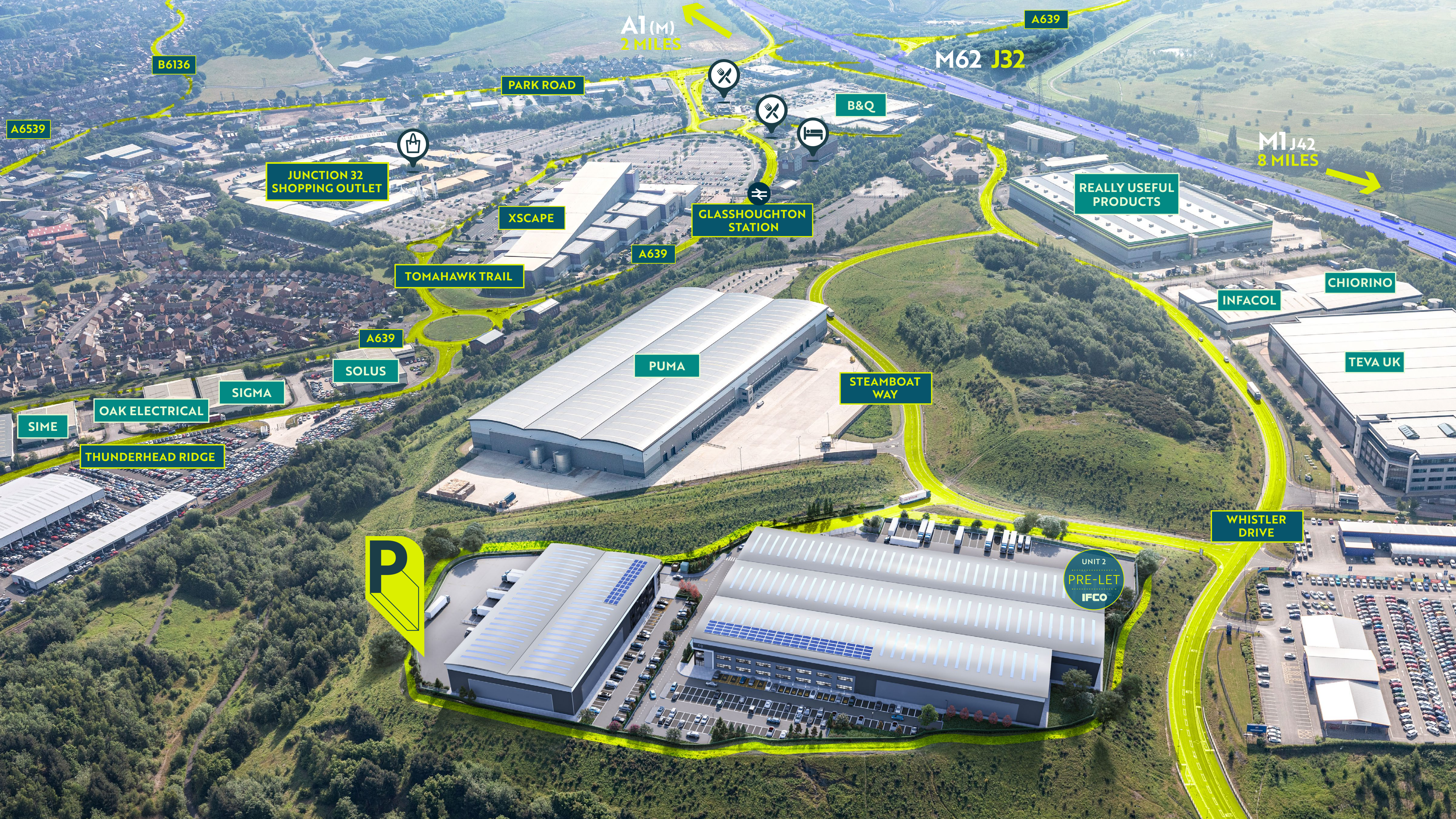
57,098 SQ FT GIA



UNIT 1

57,098 SQ FT GIA





A1(M)
2 MILES

A639

M62 J32

M1 J42
8 MILES

B6136

A6539

PARK ROAD

B&Q

JUNCTION 32
SHOPPING OUTLET

XSCAPE

GLASSHOUGHTON
STATION

REALLY USEFUL
PRODUCTS

A639

TOMAHAWK TRAIL

CHIORINO

INFACOL

A639

SOLUS

PUMA

STEAMBOAT
WAY

TEVA UK

SIGMA

OAK ELECTRICAL

SIME

THUNDERHEAD RIDGE

WHISTLER
DRIVE

P

UNIT 2
PRE-LET
IFCO

STRATEGIC

AIRPORTS

	DISTANCE	JOURNEY
LEEDS BRADFORD	23 MILES	44 MINS
MANCHESTER	65 MILES	1 HOUR 11 MINS
EAST MIDLANDS	73 MILES	1 HOUR 16 MINS

PORTS

	DISTANCE	JOURNEY
HULL	49 MILES	58 MINS
IMMINGHAM	60 MILES	1 HOUR 5 MINS
LIVERPOOL	81 MILES	1 HOUR 37 MINS

PLACES

	DISTANCE	JOURNEY
M62 J32	1 MILE	2 MINS
A1(M)	2 MILES	4 MINS
M1 J42	8 MILES	11 MINS
WAKEFIELD	9 MILES	21 MINS
LEEDS	15 MILES	26 MINS
DONCASTER	19 MILES	29 MINS
SHEFFIELD	37 MILES	51 MINS
MANCHESTER	52 MILES	1 HOUR 12 MINS
LONDON	187 MILES	3 HOUR 33 MINS

RAIL

	DISTANCE	JOURNEY
GLASSHOUGHTON	1 MILE	2 MINS
WAKEFIELD EUROPORT	3 MILES	7 MINS
WAKEFIELD WESTGATE	9 MILES	20 MINS
LEEDS FREIGHTLINER TERMINAL	11 MILES	17 MINS





REGIONAL



LOCAL

SUSTAINABILITY

PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.



BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)



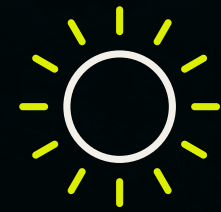
'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE



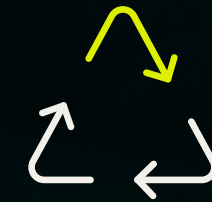
A Rating for excellent energy performance.

NATURAL LIGHT



Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES



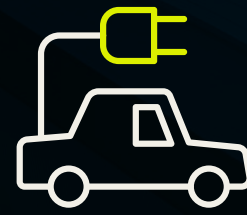
Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING



Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING



20 (active) Charging points provided with provision for to future-proof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES



Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS



Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES



Ample spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING



Delivering superior energy performance to reduce running costs.

ENERGY METERING TECHNOLOGY



Allows occupiers to pro-actively manage their energy consumption.

LED LIGHTING



Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

PRISM PARK

WAKEFIELD — WF10 5HX

PARTNERS

CONTACT THE JOINT AGENTS FOR MORE INFORMATION

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A DEVELOPMENT BY



BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million SQ FT of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.



Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

**PRISM PARK, STEAMBOAT WAY, WAKEFIELD ,
YORKSHIRE, WF10 5HX**

PRISMPARKWAKEFIELD.CO.UK



HEIGHTENS.FIGHTS.LIGHTLY

what3words

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