

# 60,000 sq ft

Warehousing A1/M62 West Yorkshire Green Lane Industrial Park Featherstone Only 2½ miles to Junction 31 of M62 - Europort



onward park

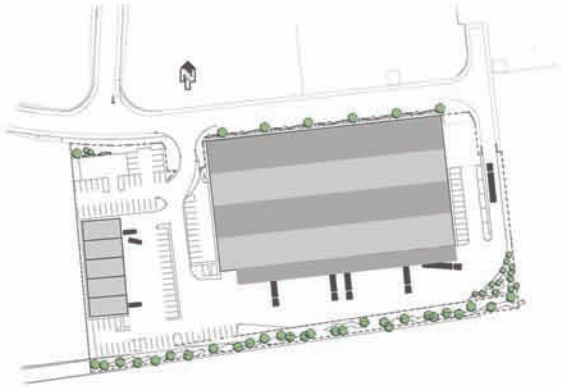


Brand New High Bay  
Warehouse

17,500 sq ft  
21,250 sq ft  
30,000 sq ft  
60,000 sq ft

Onward Park  
Phoenix Avenue  
Green Lane Industrial Park  
Featherstone  
West Yorkshire  
WF7 6EP





### Location

Onward Park is a brand new development just 2.5 miles south of Junction 31 of the M62 at Normanton and is within one of the areas most sought after distribution and manufacturing locations. The M1/M62 intersection is 5 miles west of Junction 31 and the A1M/M62 intersection is 5 miles east.

Barnsley, Bradford, Doncaster, Halifax, Harrogate, Huddersfield, Leeds, Rotherham, Sheffield, Wakefield & York are all within a 25 mile radius of the site. Manchester, Lincoln and Nottingham are within a 50 mile radius, as are the Ports of Hull, Immingham and Grimsby.

The development is situated on the rapidly expanding Green Lane Industrial Estate just to the west of Featherstone. Local companies include Linpak, Hanson, Chorino, Perpack & Febi Bilstein.

### High Bay Warehouse

60,000 sq ft gja approx as a whole,  
2 x 30,000 sq ft or sub-divided

- Bay A – 17,500 sq ft
- Bay B – 21,250 sq ft
- Bay C – 21,250 sq ft

- 33 ft (10m) eaves height approx
- 2,300 sq ft ground floor offices (plus 2,300 sq ft first floor expansion area)
- 6 surface loading doors – 5.2m (h) x 5.0m (w)
- 10% roof lights
- 50kn/sq m floor loading
- 300 lux internal lighting
- Secure fenced, gated & floodlit site
- Remote monitored access control & security cameras
- Interlinked security / alarm systems
- Designated car parking, lorry parking & yard areas
- Landscaped site

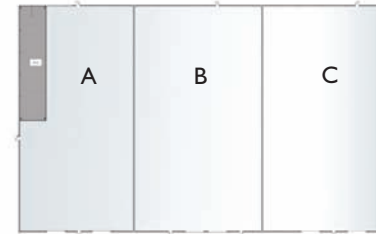
Dimensions are subject to verification

### Terms

**Freehold:** The unit is available on competitive terms and full details are available on request.

**Leasehold:** Negotiable lease terms, subject to occupier's covenant strength, are available on competitive rentals, plus vat, service charge and insurance.

Plans and building specification are available on request from the sole agent or at [www.warehousing-yorkshire.co.uk](http://www.warehousing-yorkshire.co.uk)



Doncaster Airport is 30 miles, Leeds/Bradford Airport is 25 miles and Manchester Airport is 65 miles. Wakefield Railway Station is approximately 7 miles.



#### Conditions Under Which Particulars Are Issued:

Andrew C Miller Ltd t/a Andrew Miller Chartered Surveyors - for themselves and for their vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for guidance of the 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 but without responsibility on the part of the vendor, lessor, Andrew C Miller Ltd or their employees. Any intending purchaser or lessee 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;
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