



Silkwood Park

wakefield J40|M1

22 Acre Site with
Outline Planning Consent
for B1, B2 & B8
Employment Uses

For Sale/To Let
Design & Build Opportunities
Units from 20,000 - 500,000 Sq.Ft.

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Overview

Silkwood Park comprises a greenfield development undertaken on a 98 acre site adjacent to Junction 40 of the M1 motorway some 2 miles to the west of Wakefield city centre. The scheme has been undertaken as a mixed use development and in addition to office and industrial/distribution users has attracted Days Hotel, a Total Fitness Health Club and Benfield Toyota to this location.

Following bespoke developments for the likes of Ahead Distribution, Technal and Bezier some 22 Acres (8.90 Hectares) of development land remains available with the benefit of an outline planning permission for further B1 (Office), B2 (General Industrial) and B8 (Storage & Distribution) employment uses.

Tricon Aqua Rental Technal Bezier Ahead Ltd Benfield Total Fitness Office Village Product Line Days Hotel





Development Options

The remaining 22 acres can be sub-divided into serviced plots capable of accommodating bespoke factory/warehouse units from 20,000 sq. ft. (1,858 sq. m.) up to a single building of some 500,000 sq. ft. (46,450 sq. m.) on a cross docked basis.

Services

A hammerhead from Albert Drive, the main estate road, will provide access to the development plateaus and all mains services including three phase electricity, gas, mains water and foul drainage will be available for connection within the estate road.

Terms

Units are available on a design and build basis with prices/ rental dependant upon specification. For further information please contact the joint agents Messrs. Savills and Gent Visick.

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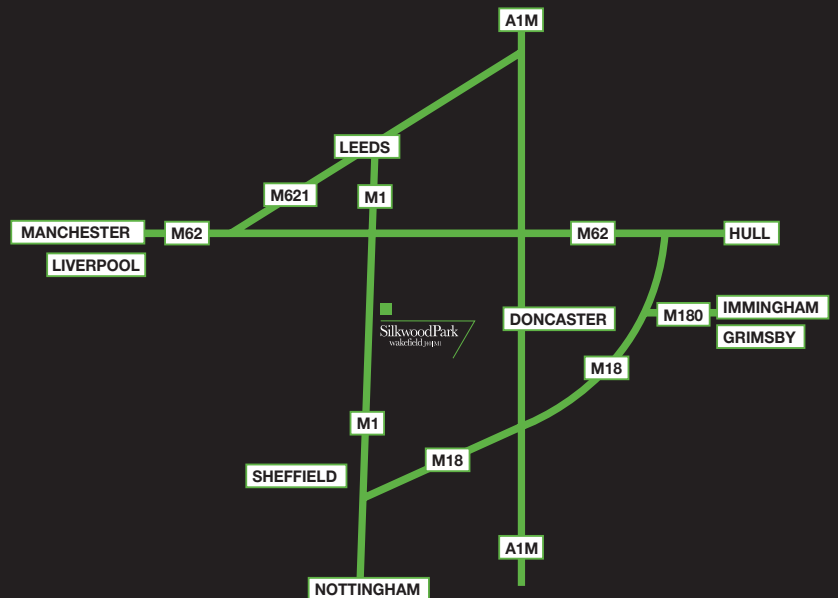
Location

Silkwood Park occupies a prominent location adjacent to Junction 40 of the M1 motorway, some 2 miles to the west of Wakefield City Centre. The M1/M62 Interchange is some 5 miles to the north and Leeds City Centre a further 6 miles beyond.

Access to the development is via the A638 (Wakefield – Bradford Road) with traffic light controlled entry and exit from the scheme.

Drive Times

	Distance	Drive Time
Leeds	11 miles	18 minutes
Sheffield	24 miles	36 minutes
Manchester	38 miles	54 minutes
Hull	60 miles	70 minutes
Birmingham	110 miles	126 minutes
London	187 miles	215 minutes



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