

# PANATTONI WAKEFIELD

Under Construction | Available Q2 2027

490,771 sq ft

Speculative cross-dock logistics unit

J31 M62 | Wakefield Europort | West Yorkshire | WF10 5QH

[panattoni.co.uk/wakefield500](https://panattoni.co.uk/wakefield500)

 [RUCKSACK.SUBMITS.CLOUD](https://RUCKSACK.SUBMITS.CLOUD)



# Yorkshire's only 500,000 sq ft speculative logistics unit

Panattoni Wakefield 500 is a 490,771 sq ft cross-docked logistics and warehouse unit, speculatively built and available for occupation in May 2027.

Located at Wakefield Europort, West Yorkshire's premier logistics location, Panattoni Wakefield 500 offers direct access to Junction 31 of the M62, with strong onward connectivity via the M1 and A1(M).

With no comparable speculative units of this scale currently under construction in Yorkshire, Panattoni Wakefield 500 presents a rare and immediate opportunity for occupiers requiring large-format, high-specification space in the North.



M62 

J31

# Built to perform at scale



15m Clear internal height



50 kN/m<sup>2</sup> Floor loading



Up to 50m Yard depth



56 Dock doors



8 Level access doors



62 HGV parking spaces



384 Car parking spaces



79 EV charging points



110 Covered Cycle Spaces



2.5 MVA Power supply



Cross-dock configuration

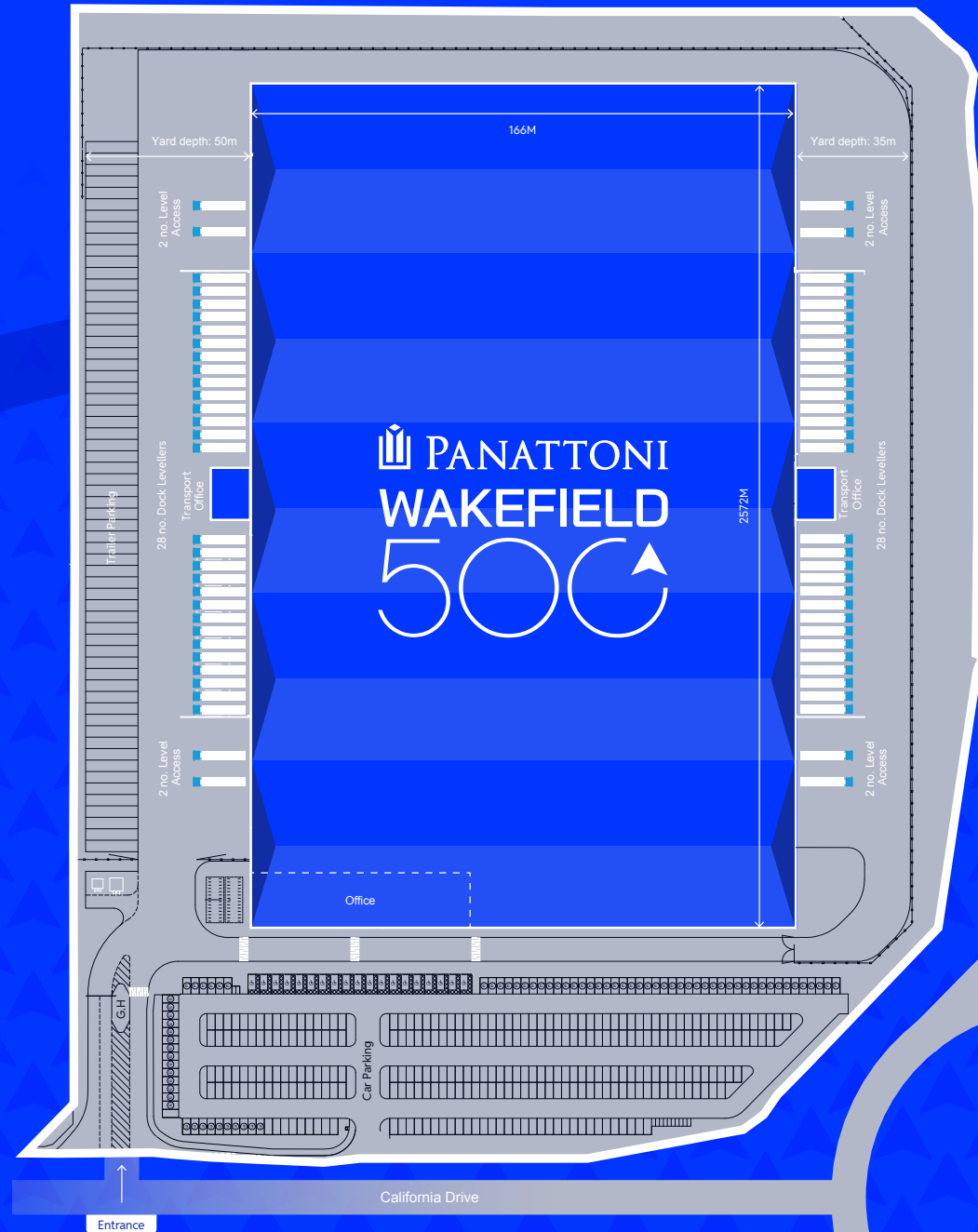


Secure yard

Accommodation	SQ FT	SQ M
Warehouse	459,567	42,695
Office (inc. hub offices and gatehouse)	31,204	2,899
<b>Total</b>	<b>490,771</b>	<b>45,594</b>



Download Wakefield 500 Racking plans



# A proven distribution location

 PANATTONI  
WAKEFIELD  
500 

Viamaster   
LOGISTICS THE RIGHT WAY

verallia

  
tosca

  
cms  
distribution

HARIBO  
EVRI

  
TORQUE

  
MARITIME

  
Range.co.uk

ASDA

  
AIT  
HOME DELIVERY

NHS

GXO

J31

M62 

Normanton  
Industrial Estate

Wakefield Rail  
Freight Terminal

- ▶ Easy access to Wakefield Rail Freight Terminal
- ▶ 35 mins to Leeds Bradford Airport
- ▶ Fantastic port connections

Sources: Nomis 2026, Impargo Route Planner

# At the centre of the North's logistics network

Airports	Miles	Time
Leeds	21	35 mins
Manchester	62	1h 20 mins
East Midlands	75	1h 40 mins

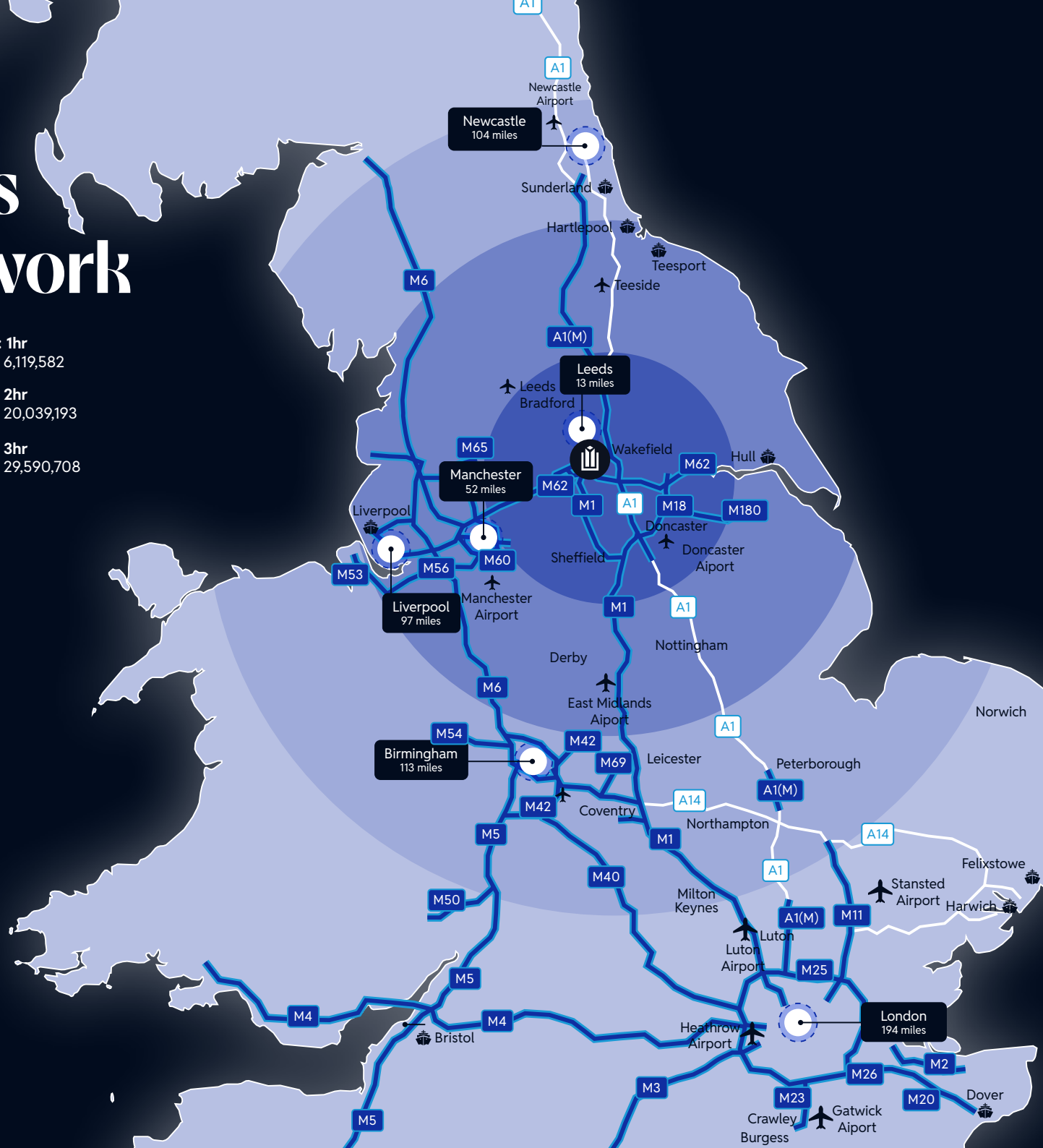
Rail Freight	Miles	Time
Wakefield	1	2 mins
Doncaster iPort	26	35 mins

Ports	Miles	Time
Goole	25	40 mins
Hull	49	1h
Immingham/Grimsby	64	1h 5 mins
Liverpool	79	1h 20 mins
Felixstowe	233	4h

Cities	Miles	Time
Wakefield	8	22 mins
Leeds	13	30 mins
Sheffield	35	50 mins
Manchester	51	1h 35 mins
Liverpool	97	2h
Birmingham	113	1h 50 mins
London (Central)	194	3h 30 mins

Junctions	Miles	Time
J31 M62	0	2 mins
A1/M62	5	7 mins
M62/M1	6	9 mins
M62/M18	25	26 mins

- Drive Time: 1hr**  
Population: 6,119,582
- Drive time: 2hr**  
Population: 20,039,193
- Drive time: 3hr**  
Population: 29,590,708



J31 M62 | Wakefield Europort | West Yorkshire | WF10 5QH



Source: Impargo Route Planner / Smappen

# Unrivalled access

Panattoni Wakefield 500 is immediately adjacent to Junction 31 of the M62, providing easy connectivity from Liverpool and Hull. The M1 and A1(M) are both within five miles, placing Panattoni Wakefield 500 within easy reach of the full national motorway network.

The park is also home to a high capacity rail freight terminal, offering occupiers a direct alternative to road-based distribution.

California Drive Bus Stop - 0.2 miles from site going direct to Wakefield, Normanton, Castleford.



## 350 km<sup>2</sup>

Wakefield District covers approximately 350 km<sup>2</sup> and sits at the centre of Yorkshire's "Golden Triangle" logistics corridor.



## 3.2m

working age population within 35 mile radius.



## 60 min

drive time population 6.1 million.



Scan the QR code to open the location in Maps.

Source: Wakefield State of the District report 2024, Smappen, NOMIS



# Future-proofed from the ground up

Panattoni Wakefield500 is designed to meet the highest environmental benchmarks. The scheme is targeting BREEAM 'Outstanding' certification, an EPC 'A' rated office and EPC 'A+' rated warehouse. Panattoni Wakefield500 will achieve net zero carbon in construction, meeting the demands of occupiers with ambitious sustainability commitments.



Targeting BREEAM  
'Outstanding' rating



Targeting Warehouse  
'A' EPC Rating



Targeting Office  
'A+' EPC Rating



Net Zero Carbon  
in Construction



79 EV  
Charging Points



Water leak  
detection Taps



Rainwater  
Harvesting



Rail Freight  
Access on park



110 Covered  
Cycle Spaces



15% rooflights  
to warehouse



Roof-mounted solar  
photovoltaic (PV) system



High standard  
insulation



Air tightness



Sub metering of  
energy consumption

# Positioned for talent and growth

Wakefield has one of the most established logistics and distribution labour markets in the North of England. The district is home to more logistics and distribution operators than any Local Enterprise Partnership area outside London and the South East.

The motorway network, rail freight terminal and proximity to Leeds Bradford Airport give occupiers unrivalled multimodal access.

## Thriving economy

**54%**

Increase in GVA over a decade, making it one of the fastest-growing economies in the Leeds City Region.

**24%**

of Wakefield's gross value added is driven by international imports and exports.

## Active population

Wakefield district population

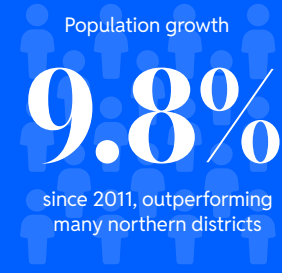
**350,000+**  
**residents**



Population growth

**9.8%**

since 2011, outperforming many northern districts



## Skilled workforce

Strong local skills base in transport, warehousing and manufacturing sectors

**9,900+**

jobs in transport & storage

**33,000+**

jobs in wholesale and retail trade

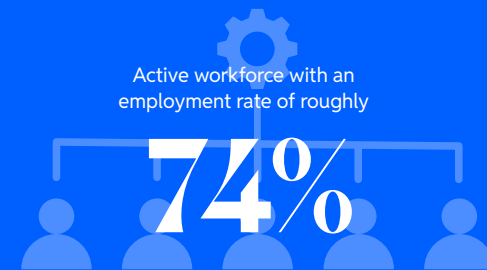
Wakefield's average annual salary is

**£29,954**

**10% lower** than the national average

Active workforce with an employment rate of roughly

**74%**



Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America with 70 offices worldwide.

Since inception, the company has delivered over 275+ million sq ft of logistics, industrial, and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

To learn more about Panattoni, watch our latest video: [www.panattoni.co.uk/economy](http://www.panattoni.co.uk/economy)



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