

# NorthCap

TO LET



## **TO LET** - NEW HYBRID OFFICE/INDUSTRIAL UNITS IN CASTLEFORD

1,550sq. ft. • Solar Energy • Just Launched • Mandale Park WF10

FLASS LANE, CASTLEFORD, WAKEFIELD, WF10 5ZT



## MANDALE PARK WF10

### THE UNITS

We will be constructing 38 2 storey industrial units.

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation, accessed via an electric roller shutter. The first floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade.

The hybrids have been designed with occupier affordability in mind; solar panels, LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

### SOLAR:

Every unit is fitted with its personal solar panel system, ensuring significant cost savings while granting you access to renewable energy right at your fingertips.

### LOCATION

Situated at Flass Lane, Castleford, WF10 5JN. The business Park will abut the M62 east lane. The access from junction 32 also lends itself to the entrance to Xscape Village, a well known tourist spot packed full of fun activities such as skiing, shopping, cinema and more.

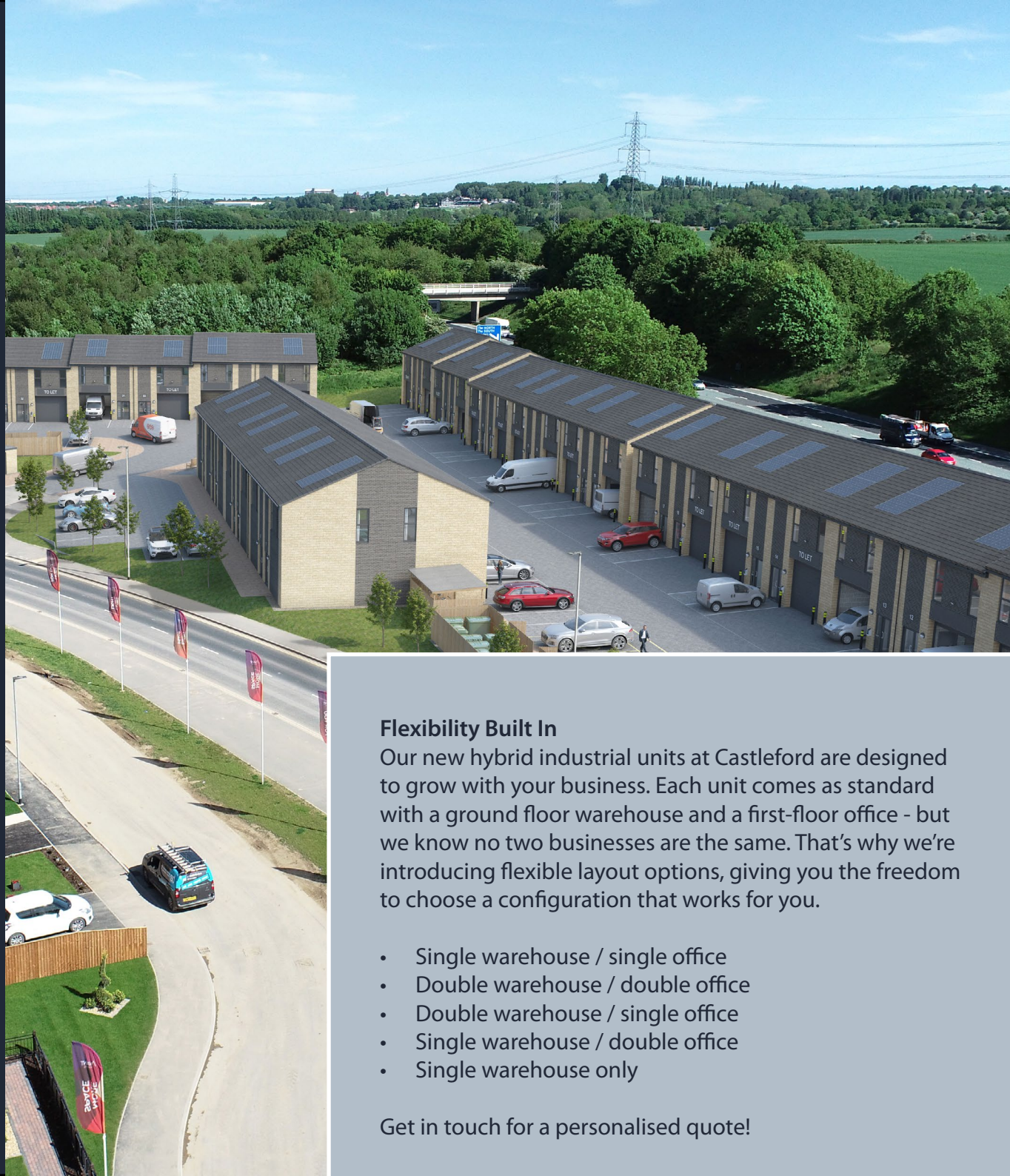
There has been a large increase of new build homes here bringing thousands of families to the area, an ideal location for a business park.

### THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

### TERMS

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.



### Flexibility Built In

Our new hybrid industrial units at Castleford are designed to grow with your business. Each unit comes as standard with a ground floor warehouse and a first-floor office - but we know no two businesses are the same. That's why we're introducing flexible layout options, giving you the freedom to choose a configuration that works for you.

- Single warehouse / single office
- Double warehouse / double office
- Double warehouse / single office
- Single warehouse / double office
- Single warehouse only

Get in touch for a personalised quote!

MANDALE PARK

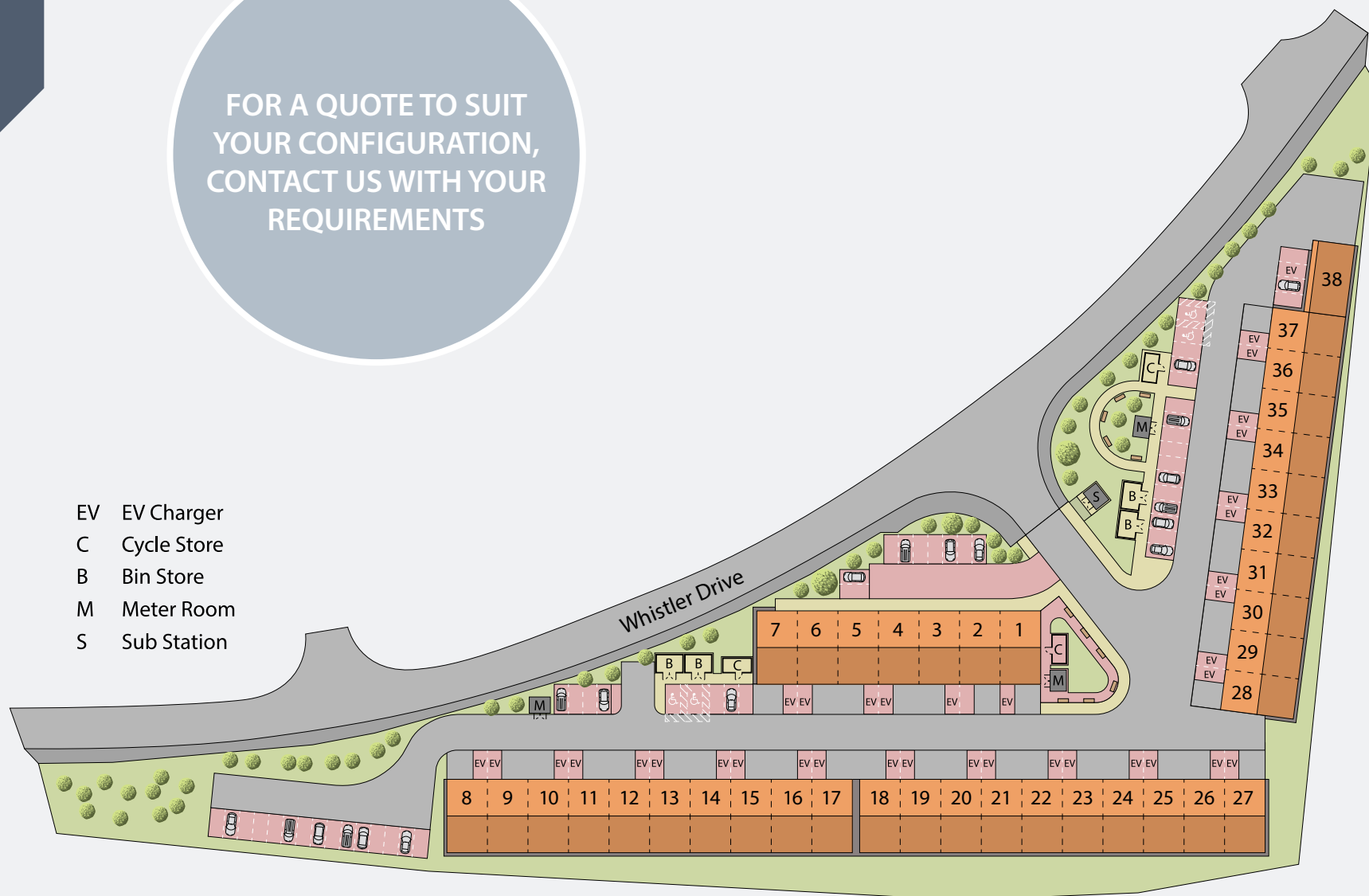
# WF10

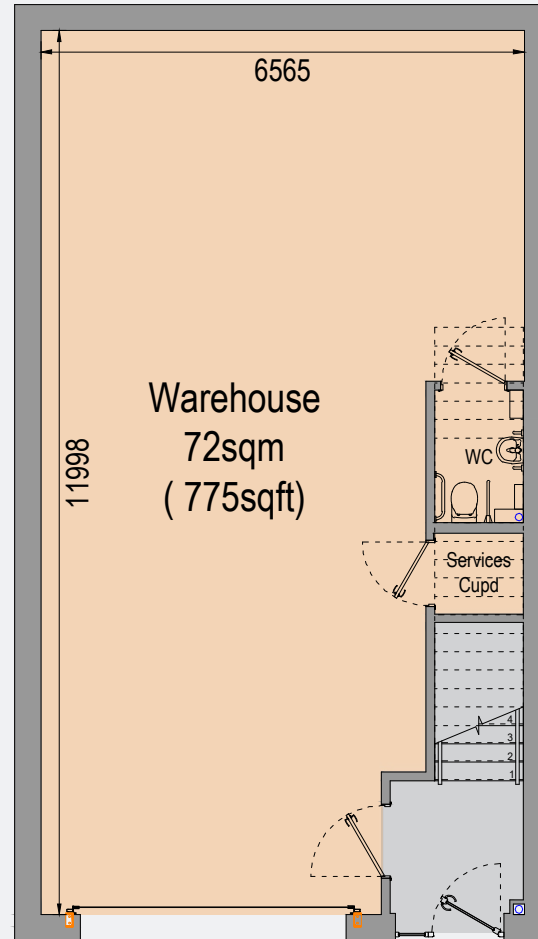
FLASS LANE,  
CASTLEFORD,  
WF10 5ZT



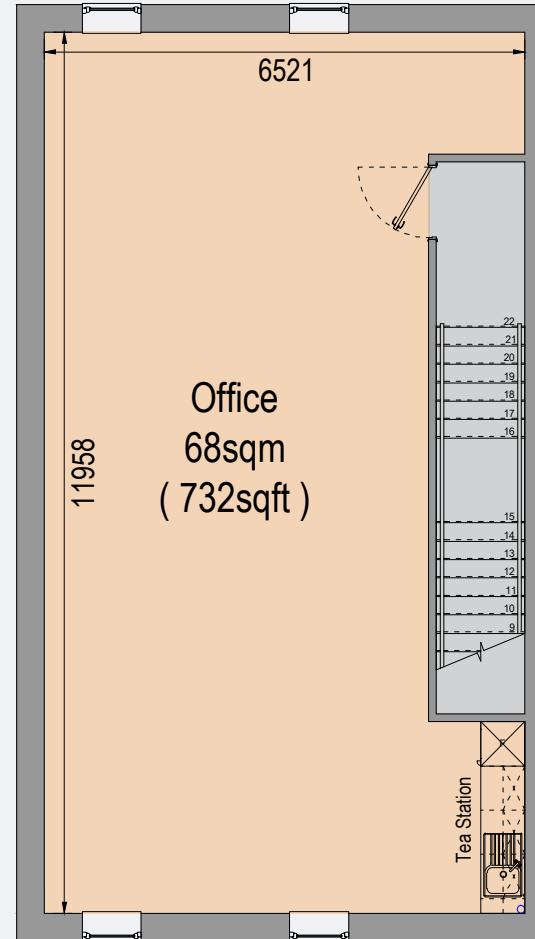
VIEW OUR  
VIRTUAL TOUR

FOR A QUOTE TO SUIT  
YOUR CONFIGURATION,  
CONTACT US WITH YOUR  
REQUIREMENTS





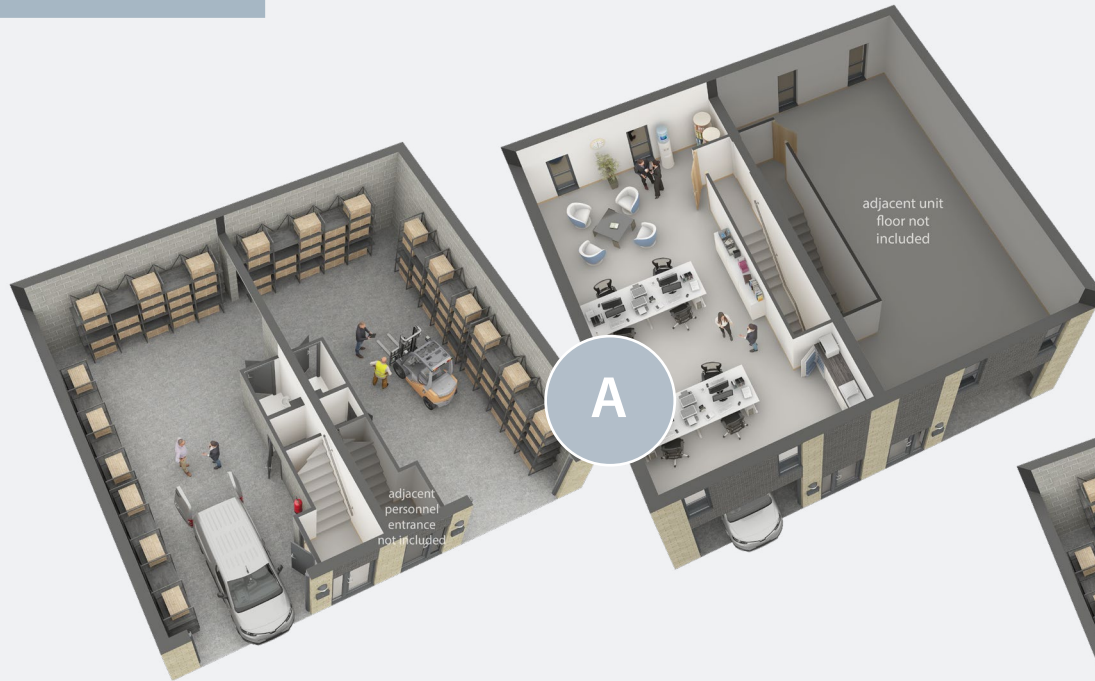
Typical Ground Floor Plan



Typical First Floor Plan



# VARIATIONS



Option A: double warehouse, single office space.

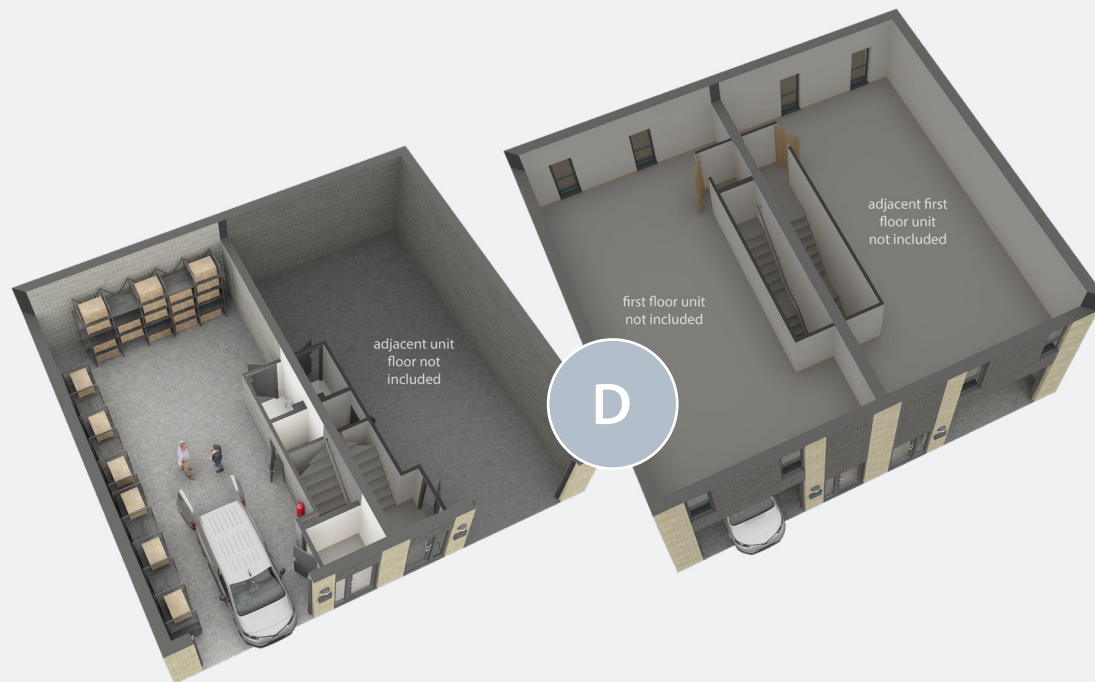


Option B: single warehouse, double office space.

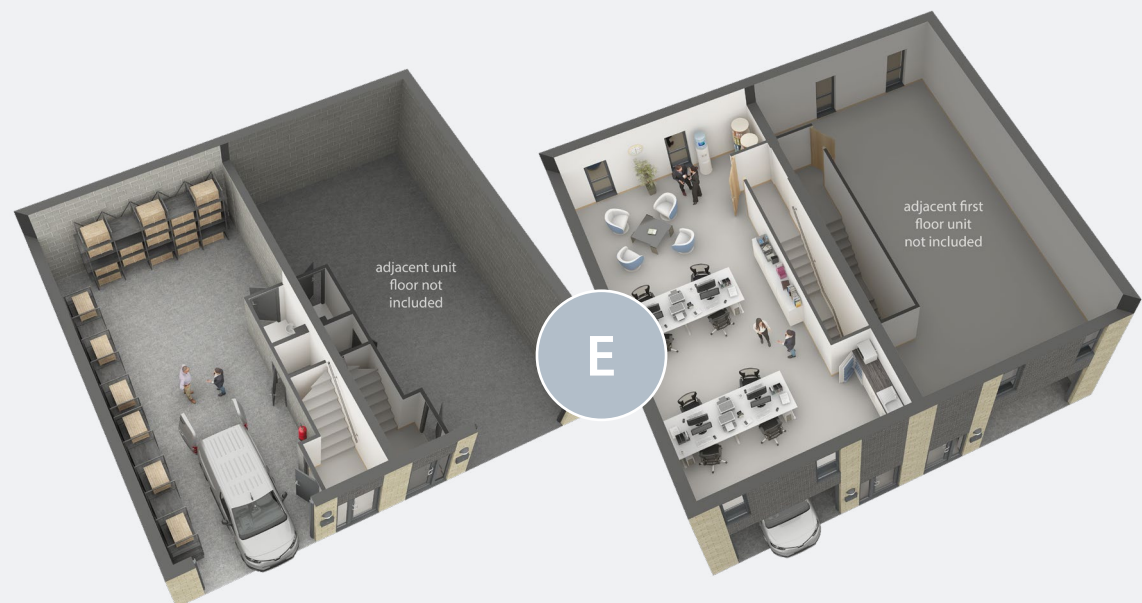


Option C: double warehouse, double office space.

## VARIATIONS



Option D: single warehouse, no office space.



Option E: single warehouse, single office space.



## STANDARD SPECIFICATION



Electrically operated roller shutter door  
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)  
2.5m first floor height (approx)



Fire alarm system

## EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance







bm

Morrisons



JEWSON

ALDI

B&Q

SCREWFIX

JUNCTION 32  
YORKSHIRE OUTLET SHOPPING

XSCAPE  
YORKSHIRE

Premier Inn

ASDA

G3 VEHICLE  
AUCTIONS

PUMA



teva

IFCO

MOTORPOINT



A6539

100+ HOMES

250 HOMES

homes by  
STORO

MANDALE PARK  
WF10

M62

WHISTLER DRIVE





SEE OUR UNITS IN ACTION



Scan the QR codes to watch short tours and explore how our tenants have customised their hybrid spaces for success across different industries.



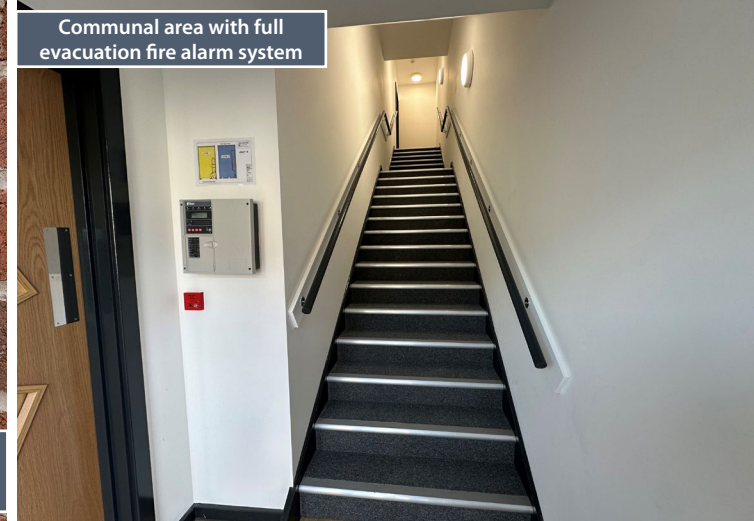




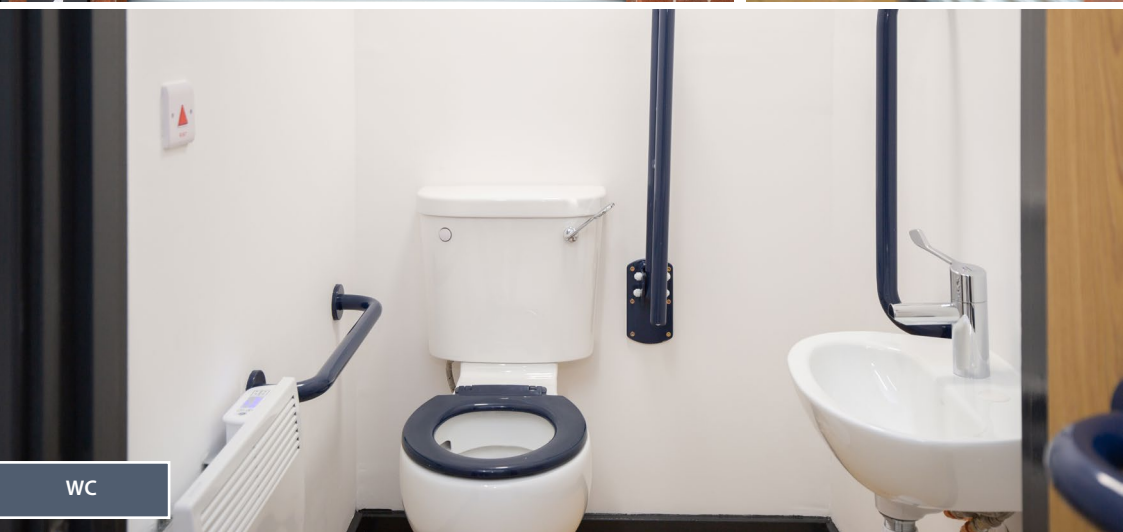
Complimentary signage



Electrically operated roller shutter door with a manual override & electric vehicle charging point



Communal area with full evacuation fire alarm system



WC



Modern kitchen



Plant room with 3-phase electric, DB board, water, solar control & BT fibre



Individual solar energy system for each unit





# NorthCap

## CONTACT

For further information  
or to arrange a viewing  
please contact:

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**FLASS LANE,  
CASTLEFORD,  
WF10 5ZT**

 [having.tomorrow.masts](http://having.tomorrow.masts)



TAKE A LOOK  
AT HOW TENANTS  
HAVE DESIGNED  
THEIR UNITS

Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.