



CORE62 UNIT300

TO LET/FOR SALE
NEW HIGH BAY
INDUSTRIAL /
DISTRIBUTION UNIT
300,000 SQ FT
(27,870 SQ M)
AVAILABLE Q4 2023

DN14 OBS





UNIT 300

UNIT 300 at **CORE 62** is a new 300,000 sq ft (27,870 sq m) high bay, distribution/manufacturing facility located in an established high profile industrial area and in close proximity to Junction 34 M62 which is less than one mile away. The M62 is one of the UK's busiest motorways and **CORE 62** connects with a number of other key national routes including the A1(M), M1 and M6.

UNIT 300 will be available for occupation in **Q4 2023**.

DEVELOPMENT

CORE 62 is a new prime industrial and logistics development which can accommodate up to 2.25 million sq ft of space in units ranging from 50,000 sq ft to 1.2 million sq ft, and is destined to become a regionally and nationally significant manufacturing, warehouse and logistics location.

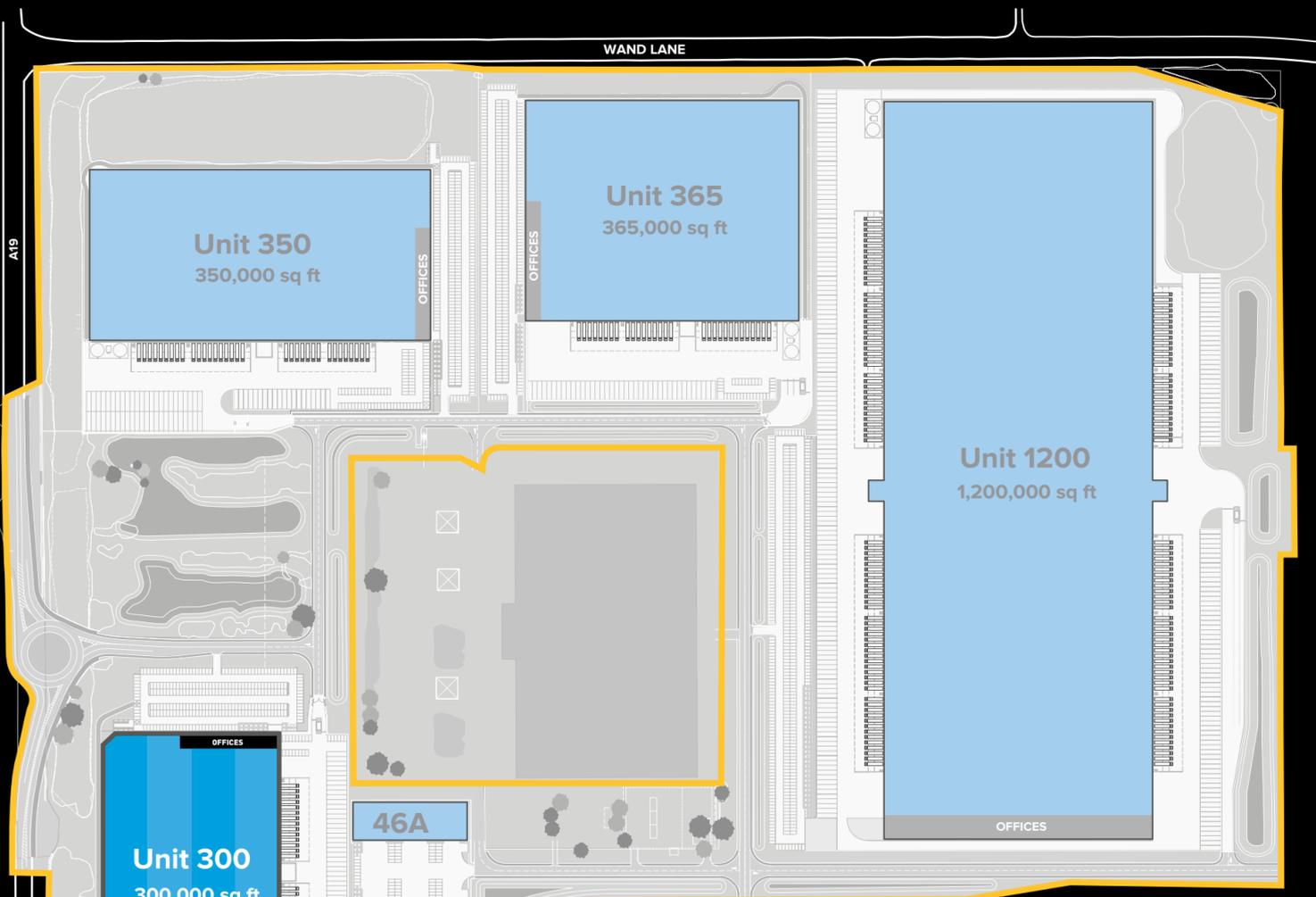
EXPERTISE

CORE 62 is being developed by St Francis Group and Marshall CDP, both leading UK-based property development and investment companies with expertise in brownfield development and regeneration.

DELIVERABILITY

The development benefits from outline planning consent and there is also detailed planning consent in place for Unit 300 and Unit 350 allowing fast-track delivery of these buildings.

MASTERPLAN



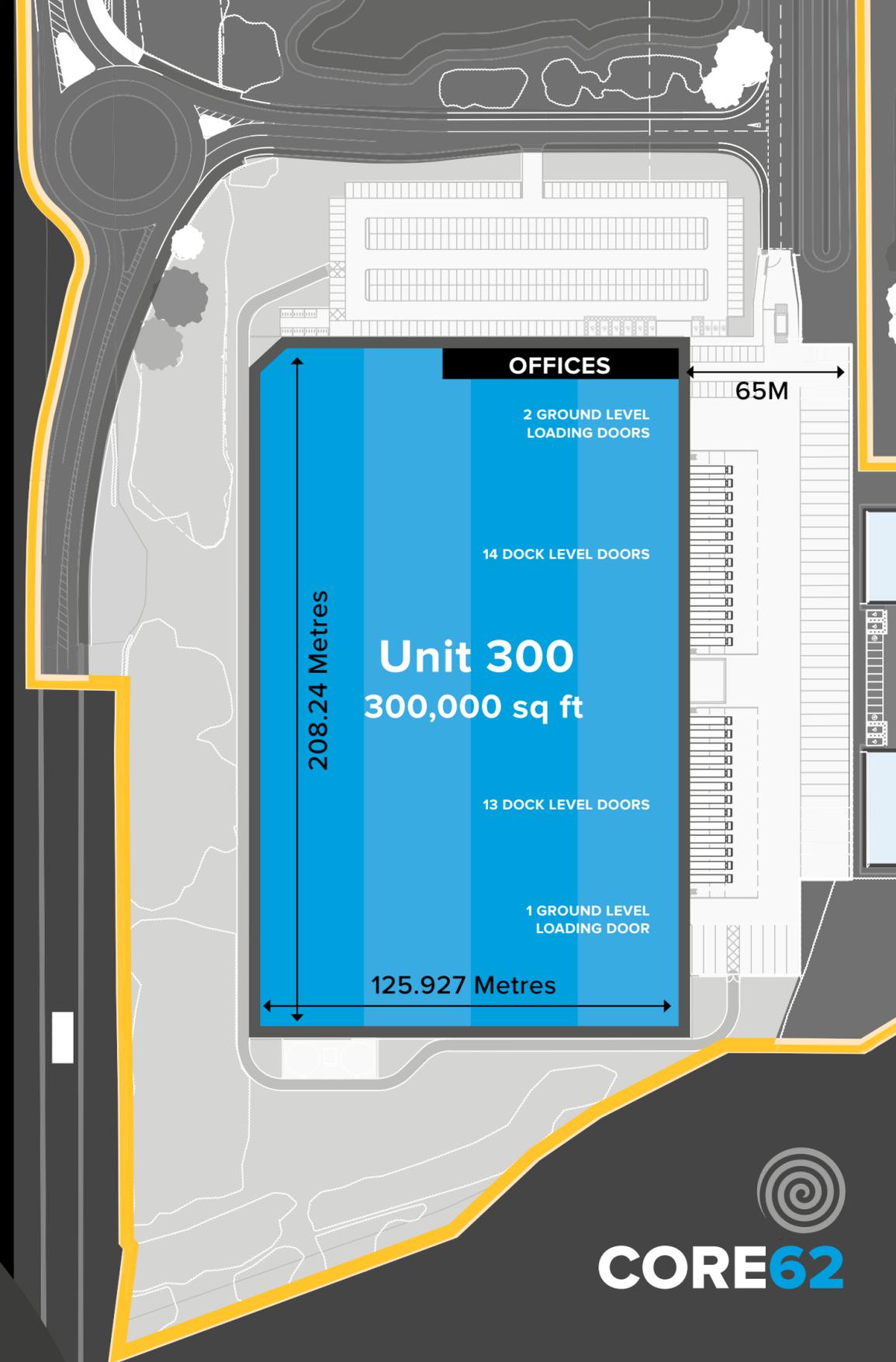
SCHEDULE OF AREAS (GIA)

	SQ M	SQ FT		SQ M	SQ FT
UNIT 300			UNIT 46A		
Warehouse	26,089	280,821	Warehouse	105,906	1,140,000
Offices GF/FF	1,433	15,424	Offices	5,574	60,000
Hub GF/FF	258	2,774	TOTAL	111,484	1,200,000
GF Circulation	99.69	1,073	UNIT 46B		
TOTAL	27,879	300,093	Warehouse	4,645	50,000
UNIT 350			Offices	-	-
Warehouse	30,889	332,500	TOTAL	4,645	50,000
Offices	1,626	17,500	UNIT 1200		
TOTAL	32,516	350,000	Warehouse	4,645	50,000
UNIT 365			Offices	-	-
Warehouse	32,213	346,750	TOTAL	4,645	50,000
Offices	1,695	18,250	TOTAL DEVELOPMENT	215,063	2,315,000
TOTAL	33,910	365,000			

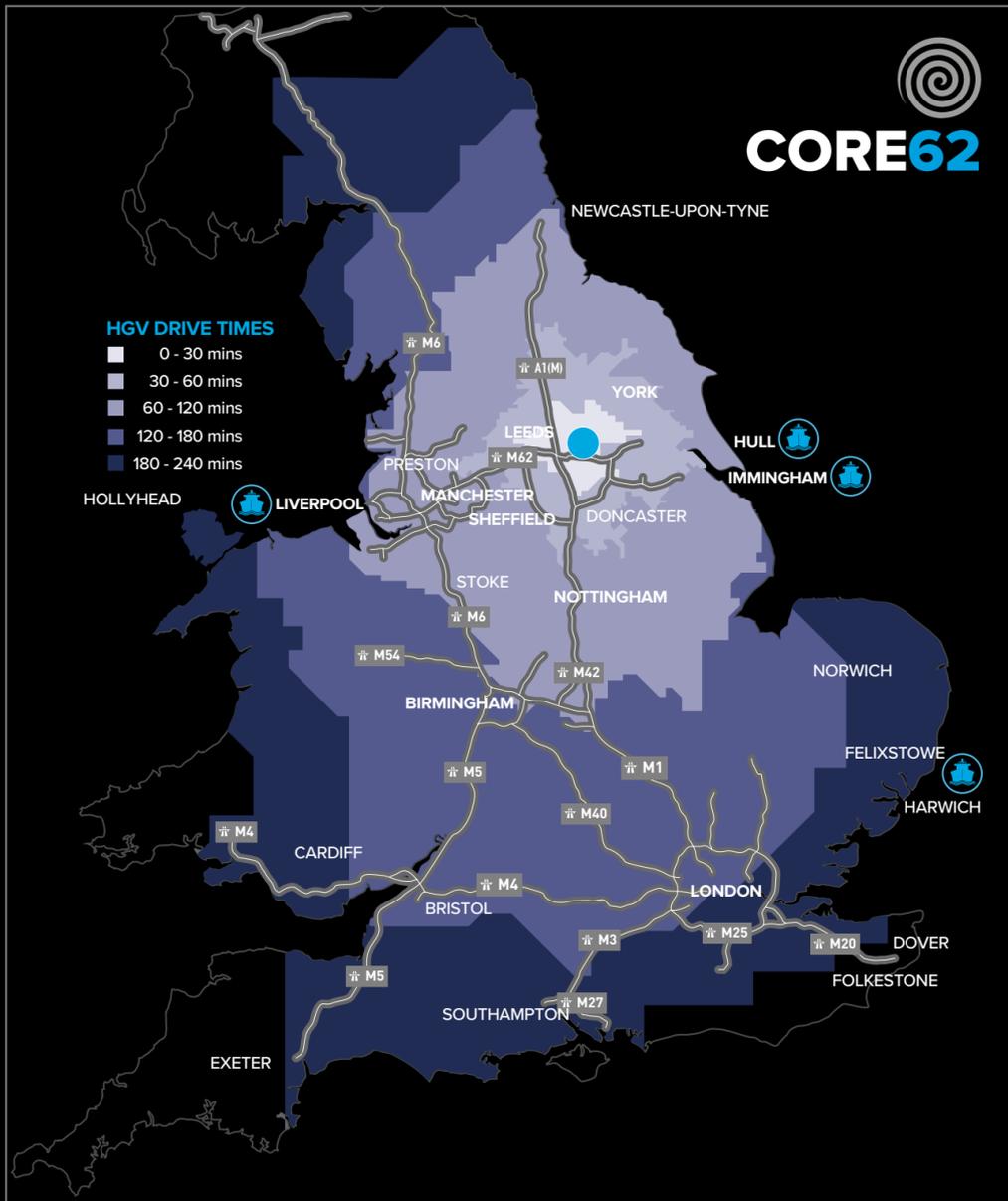


SPECIFICATION

-  Up to 15m clear height
-  50KN/Sq m floor loading
-  27 dock level & 3 ground level loading doors
-  Yard depths 65 metres
-  257 car spaces inc 7 disabled
-  40 HGV spaces
-  5% office content
-  1.5 MVA electrical supply
-  **BREEAM®** Very good
-  **EPC** A rated
-  ? Electric vehicle charging provision
-  Double height atrium reception
-  Raised access floors
-  High-quality landscaped environment
-  On-site bus stop



COMMUNICATIONS



CITIES

Leeds	25 miles	33 minutes
Sheffield	42 miles	55 minutes
Manchester	62 miles	80 minutes
Nottingham	66 miles	80 minutes
Birmingham	113 miles	120 minutes
London	193 miles	230 minutes



AIRPORTS

Doncaster / Sheffield	26 miles	34 minutes
Manchester	76 miles	84 minutes
East Midlands	76 miles	83 minutes
Birmingham	112 miles	123 minutes



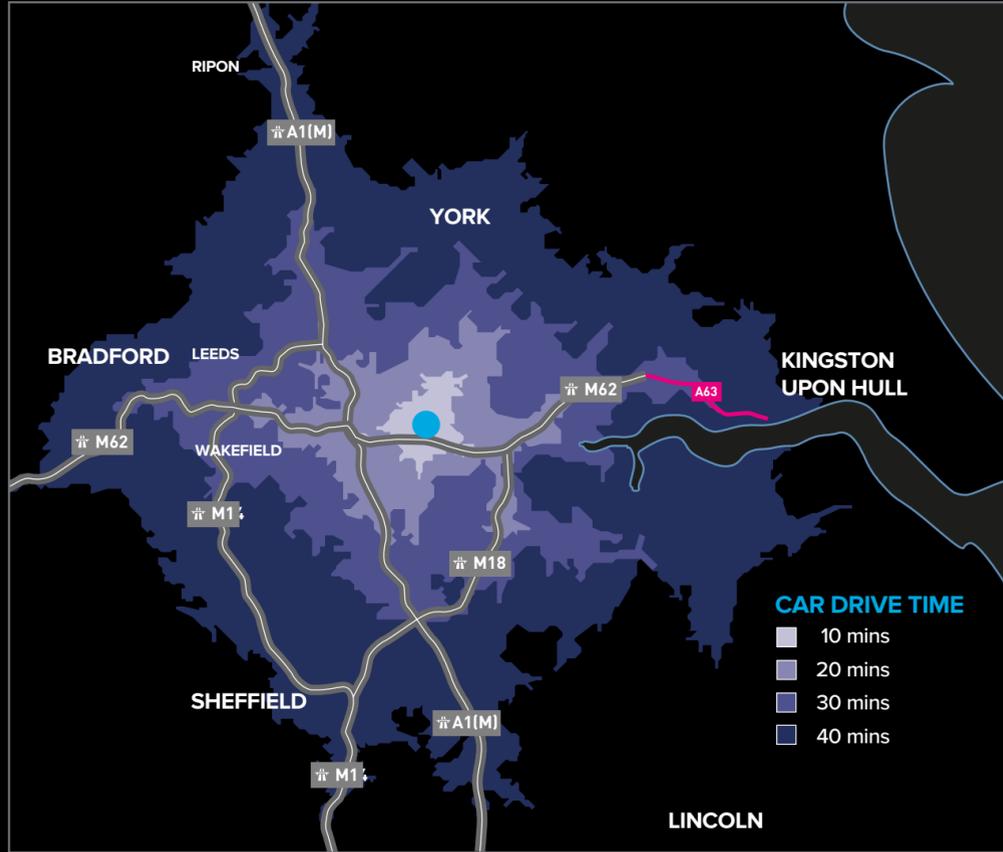
PORTS

Hull	42 miles	53 minutes
Immingham	55 miles	63 minutes
Liverpool	91 miles	106 minutes

Source: AA Route Planner 2021



DEMOGRAPHICS



CORE62

POPULATION UP TO 45 MINUTES DRIVE TIME



16,772 WITHIN 10 MIN DRIVE
250,706 WITHIN 20 MIN DRIVE
1,115,874 WITHIN 30 MIN DRIVE
3,588,442 WITHIN 45 MIN DRIVE

ELEMENTARY



WITHIN 10 MIN DRIVE 1,486
WITHIN 20 MIN DRIVE 31,394
WITHIN 30 MIN DRIVE 128,595
WITHIN 45 MIN DRIVE 373,029

PROCESS, PLANT & MACHINE OPERATIVES



WITHIN 10 MIN DRIVE 1,870
WITHIN 20 MIN DRIVE 33,078
WITHIN 30 MIN DRIVE 134,599
WITHIN 45 MIN DRIVE 413,707

COMPARATIVE SALARIES FOR WAREHOUSE OPERATIVES

EGGBOROUGH	£17,270
SELBY	£17,290
PONTEFRACT	£17,722
KNOTTINGLEY	£17,909
HULL	£18,536
SCUNTHORPE	£18,620
WAKEFIELD	£18,856
GOOLE	£19,271
CASTLEFORD	£19,328
DONCASTER	£20,281

SUSTAINABLE DESIGN



EXCEEDING REQUIREMENTS
 Our aim is to develop environmentally sustainable 'eco-warehouse' schemes.

BREEAM® VERY GOOD



MONITORING ENERGY USAGE
 An online energy dashboard can help customers to manage their energy consumption.



LED LIGHTING



CYCLE PARKING



EV CHARGING POINTS



COST EFFECTIVE
 The use of high-quality sustainable initiatives to add value through reduced operating costs.



OPTIMISING THE USE OF NATURAL LIGHT
 Triple-skinned factory assembled rooflight solution can save up to 13% a year on energy costs.



USE OF RECYCLED, RECYCLABLE MATERIALS

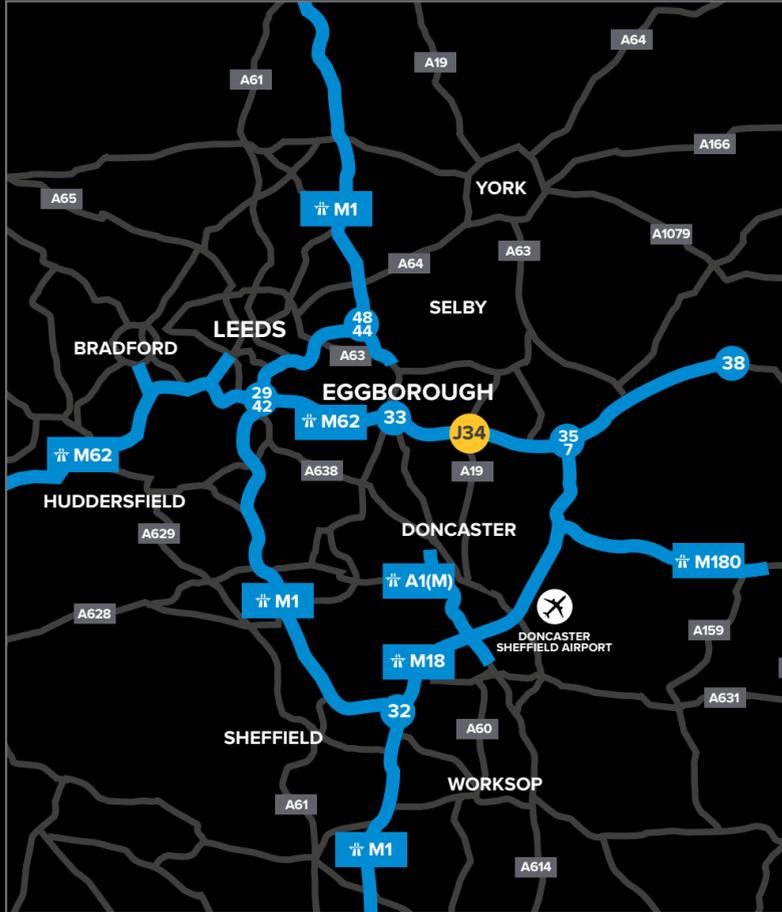


NET ZERO CARBON CONSTRUCTION



REDUCING WATER USAGE
 Rainwater harvesting for use in toilet flushing and other applications.

LOCATION



Core62 is located at the centre of the UK national motorway network, around one mile north of junction 34 of the M62 motorway. Situated between Leeds and Hull, national coverage is available via the M62, A1(M), M1, M18 and M180.

The site is well served for multi-modal transportation, having Wakefield Railport at Junction 31 of the M62, around 10 miles to the west, air freight at Aero Centre Yorkshire approximately 15 miles south and the east coast ports of Hull, Grimsby and Immingham a short distance to the east.



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