

INDUSTRIAL / WAREHOUSE DEVELOPMENT

TO LET / MAY SELL

DON PEDRO AVENUE, NORMANTON, WF6 1TD

W3W///EVOLVES.WAGE.CONNECTED

AVAILABLE Q2 2025

3 UNITS FROM 9,687 – 18,051 SQ. FT (CAN COMBINE)

M62CONNECT

M62CONNECT.COM



ashforddevelopments



HARIBO

ASDA

M62

J31

M62

Apelson

XPO Logistics

YESSS ELECTRICAL

DHL

Ford

Route to M62 J31

DLG AUTO SERVICES

Route to M62 J31

PROXIMITY DATA CENTRES

M62 CONNECT

M62 CONNECT IS AN EXCITING NEW INDUSTRIAL / LOGISTICS DEVELOPMENT, STRATEGICALLY LOCATED ADJACENT TO THE M62.

M62 INDUSTRIAL LOGISTICS DONE YOUR WAY



8M CLEAR
INTERNAL HEIGHT




ELECTRIC CAR
CHARGING BAYS



50KN/M2
FLOOR LOADING



FULLY FITTED FIRST
FLOOR OFFICES



24
HOUR ACCESS



18-25M
YARD DEPTHS



GROUND LEVEL
LOADING DOORS



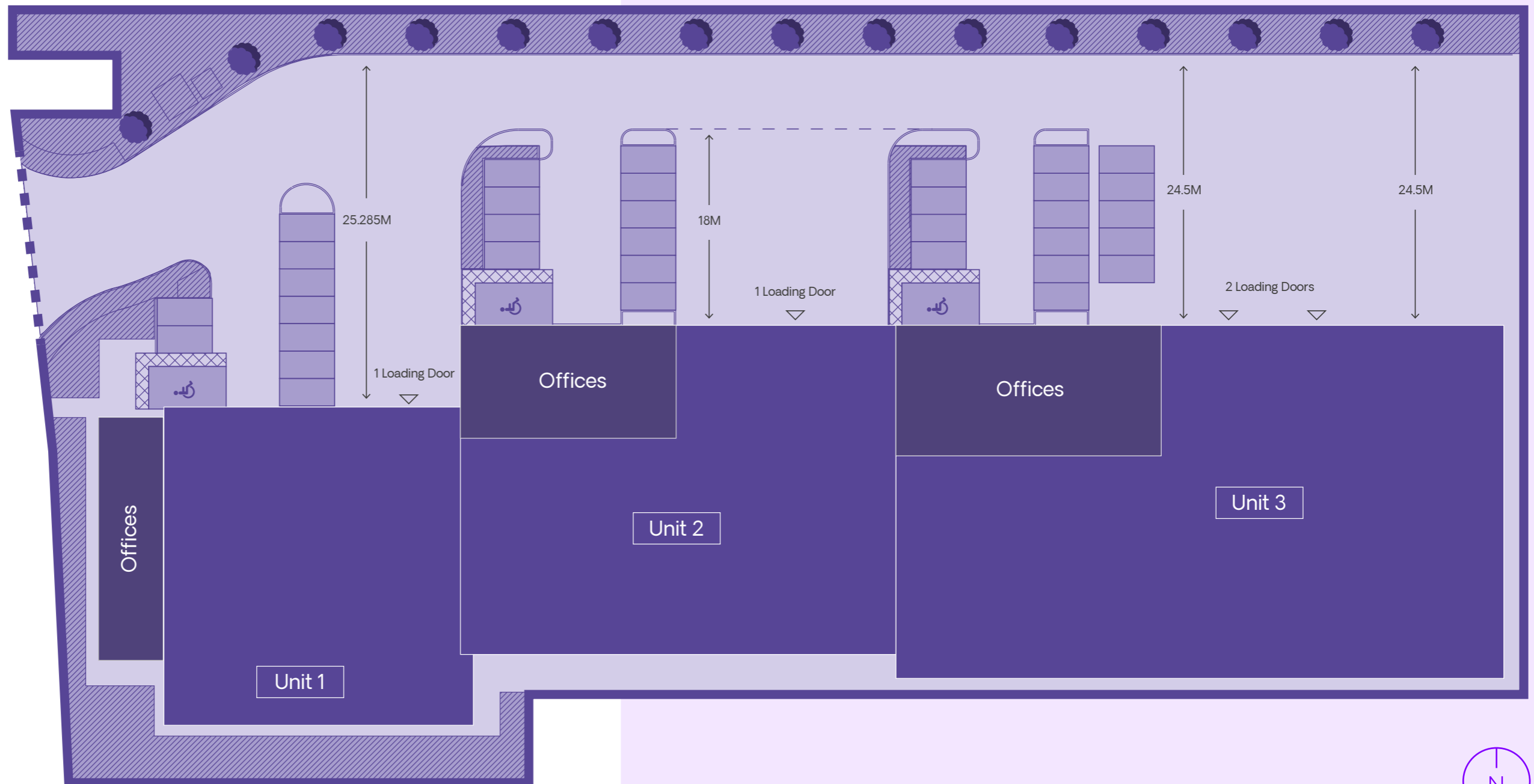
DEDICATED PARKING
SPACES

UNIT 1	SQ FT	SQ M
Warehouse	8,320	773
FF Office	1,367	127
Total	9,687	900

UNIT 2	SQ FT	SQ M
Warehouse	11,194	1,040
FF Office	1,518	141
Total	12,712	1,181

UNIT 3	SQ FT	SQ M
Warehouse	15,877	1,475
FF Office	2,174	202
Total	18,051	1,677

All Total 40,450 3,758






*All areas GIA

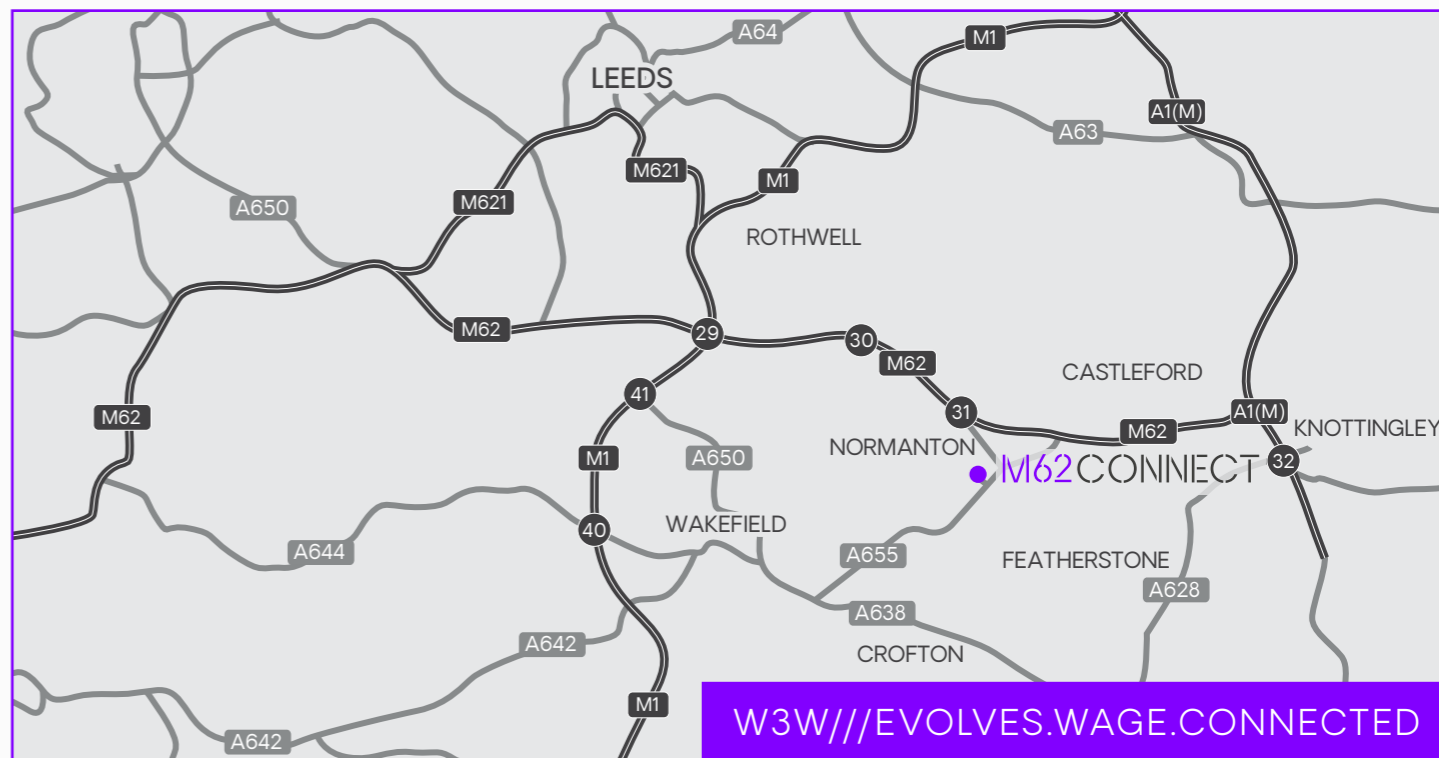
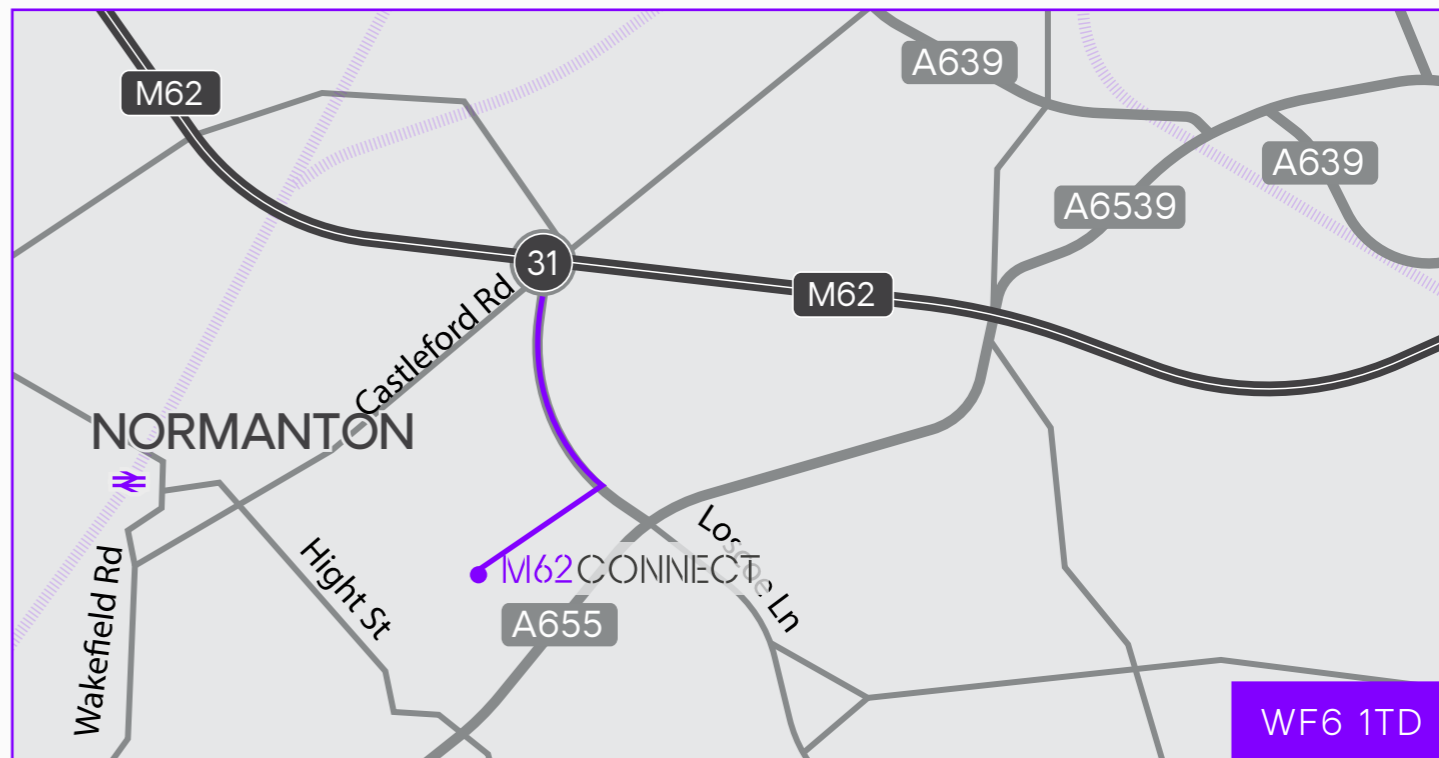


LINK LOCALLY & CONNECT NATION WIDE

M62 Connect is located at the logistics hub of West Yorkshire, directly accessible from Junction 31 of the M62.

The site has access to the West Yorkshire market and the east coast ports, and within easy reach of major cities including Wakefield, Leeds, Hull and Manchester. The region also benefits from a vast, highly-skilled labour pool in the surrounding community.

	M62 J31 1 miles 4 minutes	Castleford 4 miles 10 minutes	Leeds 14 miles 25 minutes	Hull 50 miles 60 minutes	Manchester 51 miles 70 minutes	Liverpool 79 miles 95 minutes	Birmingham 118 miles 120 minutes	London 195 miles 240 minutes
	Normanton 2 miles 7 minutes	Wakefield 7 miles 15 minutes	Leeds 13 miles 18 minutes	York 32 miles 30 minutes	Manchester 50 miles 70 minutes	Birmingham 118 miles 130 minutes	London 194 miles 180 minutes	
	Leeds Bradford 23 miles 42 minutes	Manchester 63 miles 65 minutes	Liverpool 62 miles 77 minutes	East Midlands 80 miles 84 minutes	Luton 165 miles 170 minutes	Heathrow 194 miles 200 minutes		



M62CONNECT.COM

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. May 2024. Design by cormackadvertising.com.