

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



M62

J31

M62

HARIBO

ASDA

Apelson

XPOLogistics

YESSS ELECTRICAL

DHL

Ford

Route to M62 J31

DLG AUTO SERVICES

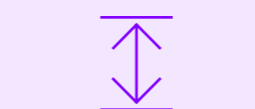
Route to M62 J31

PROXIMITY DATA CENTRES

M62CONNECT

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

# M62 INDUSTRIAL LOGISTICS DONE YOUR WAY



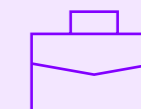
8M CLEAR  
INTERNAL HEIGHT



ELECTRIC CAR  
CHARGING BAYS



50KN/M2  
FLOOR LOADING



FULLY FITTED FIRST  
FLOOR OFFICES



24  
HOUR ACCESS



18-25M  
YARD DEPTHS



GROUND LEVEL  
LOADING DOORS



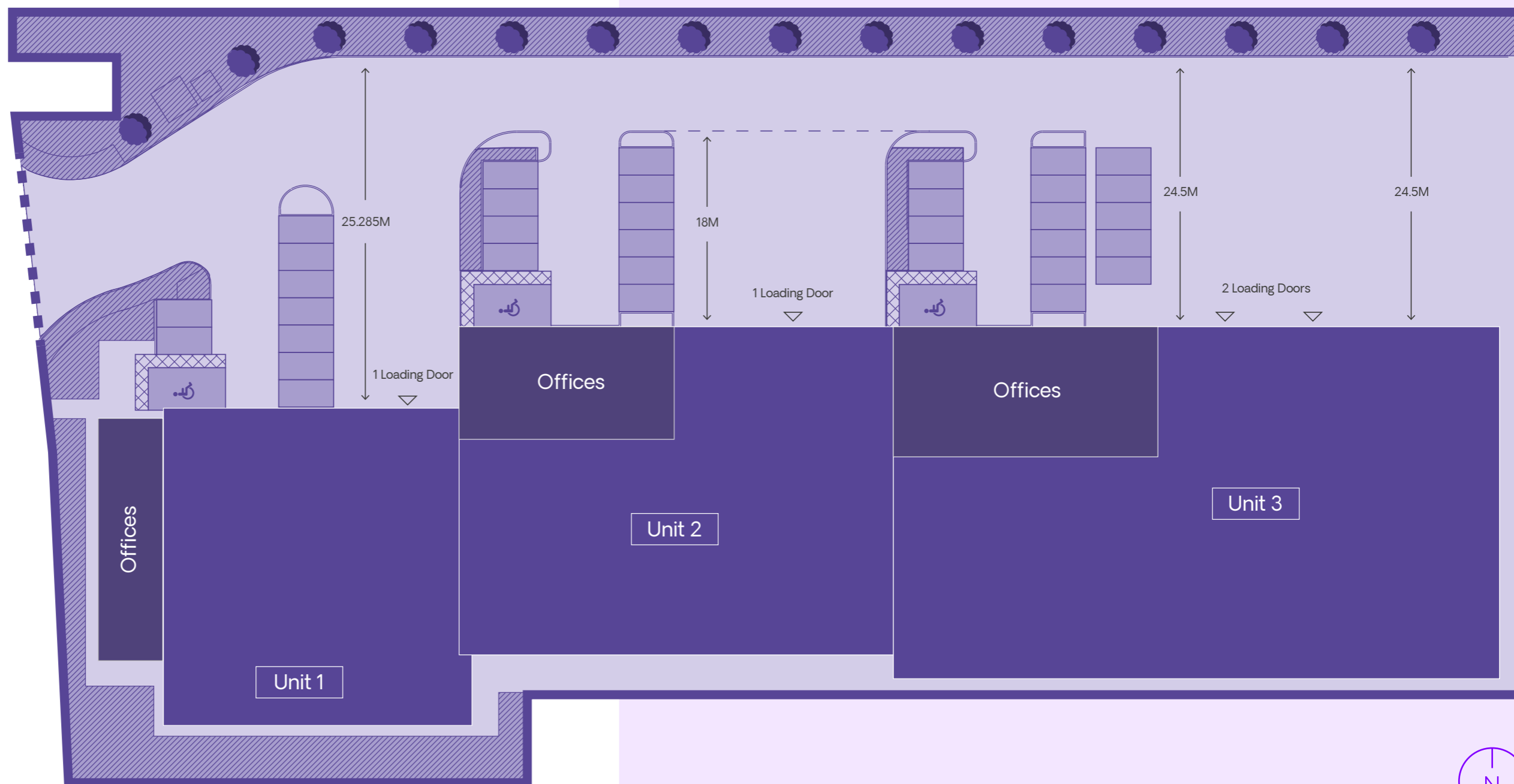
DEDICATED PARKING  
SPACES

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

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

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

<b>All Total</b>	<b>40,450</b>	<b>3,758</b>
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\*All areas GIA

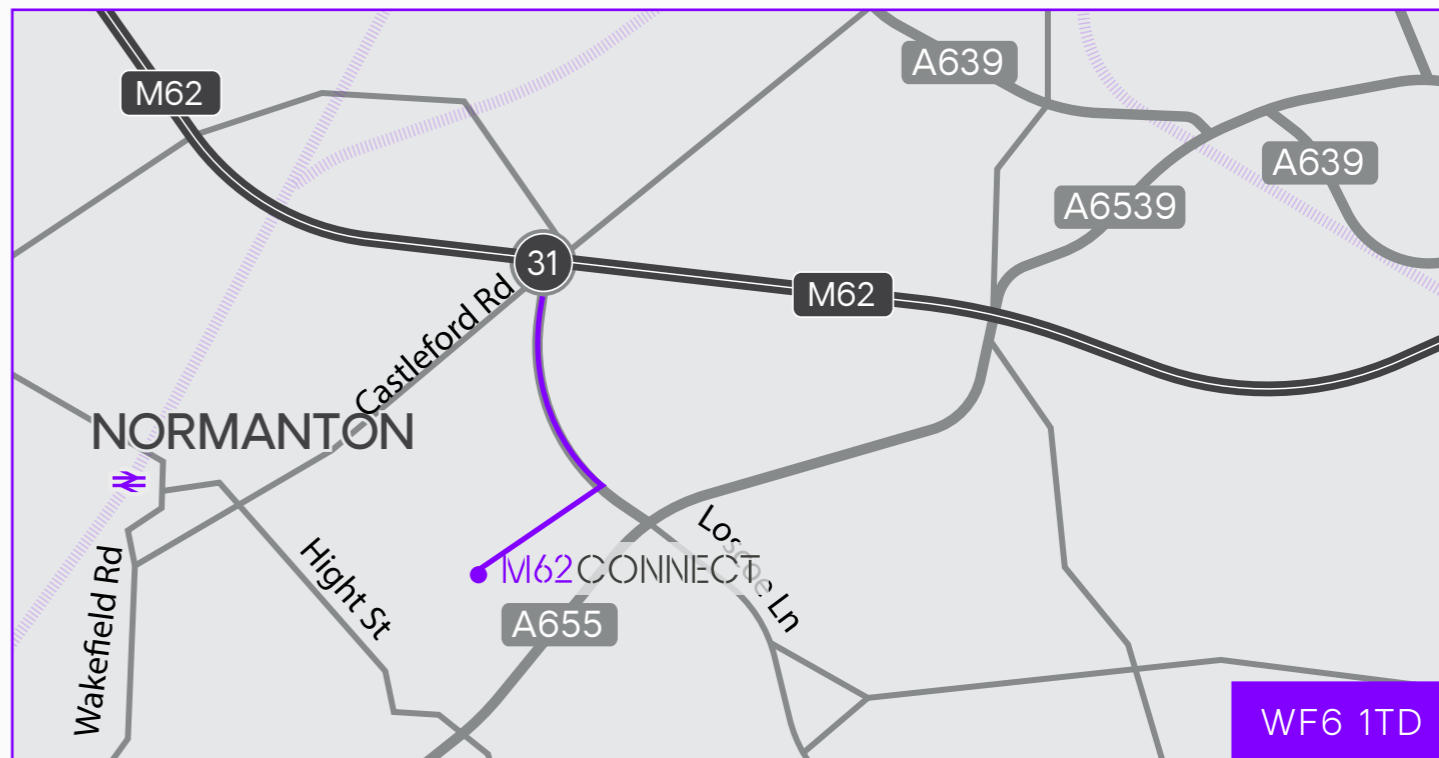


# LINK LOCALLY & CONNECT NATION WIDE

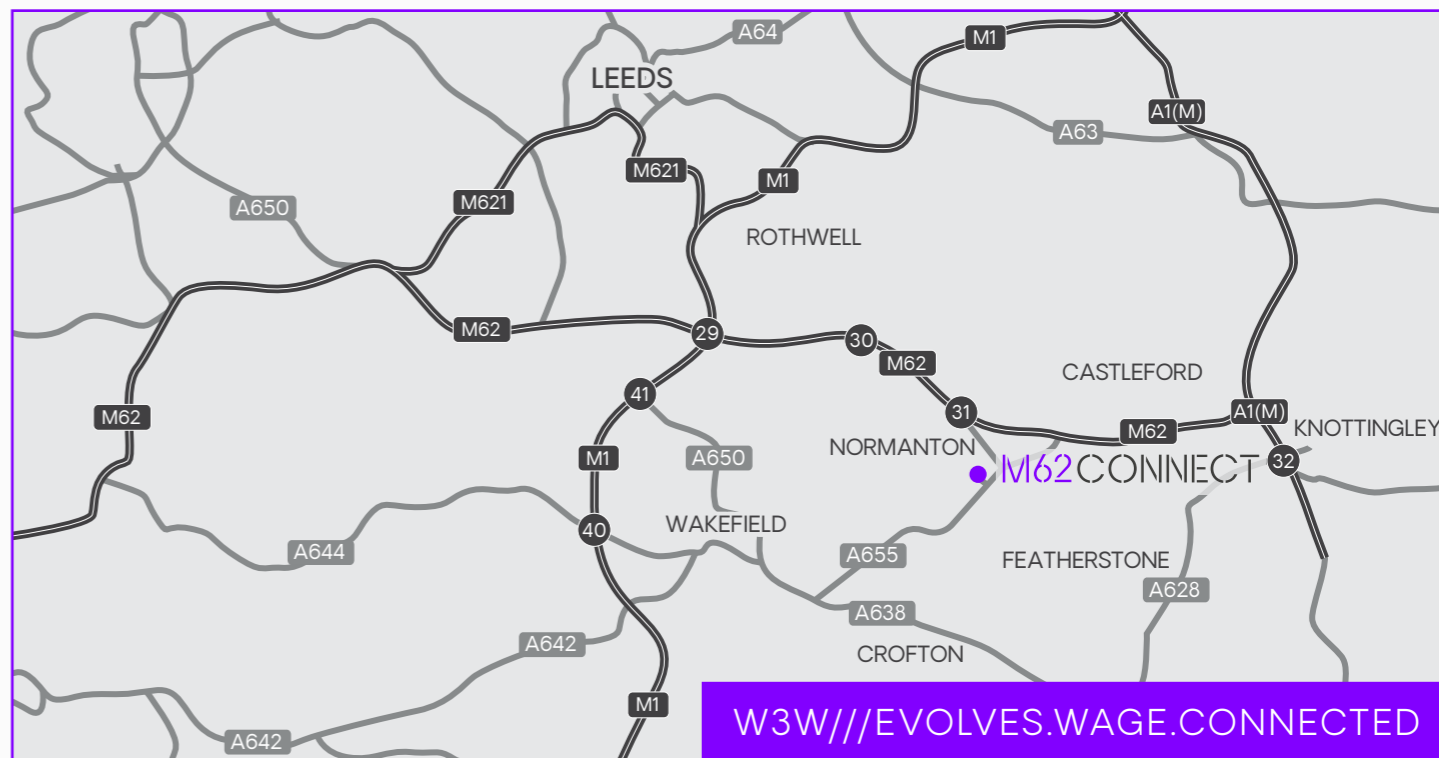
M62 Connect is located at the logistics hub of West Yorkshire, directly accessible from Junction 31 of the M62.

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.

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



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[M62CONNECT.COM](http://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.