

 PANATTONI
WAKEFIELD 500

490,771 SQ FT

UNDER CONSTRUCTION | AVAILABLE Q2 2027

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 LARGEST SPECULATIVE LOGISTICS UNIT

WAKEFIELD 500

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.



WAKEFIELD 500
490,771 SQ FT

J31

M62

 PANATTONI
WAKEFIELD 500



BUILT TO PERFORM AT SCALE



- 15M CLEAR
INTERNAL
HEIGHT
- 50 KN/M²
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
TOTAL	490,771	45,594



A PROVEN DISTRIBUTION LOCATION

 **WAKEFIELD 500**

 **tosca**

Viamaster
LOGISTICS THE RIGHT WAY

verallia

 **cms**
distribution

HARIBO

 **TORQUE**

 **MARITIME**

J31

 **Range.co.uk**

ASDA

 **AIT**
HOME DELIVERY

NHS

GXO

EVRI

M62 

NORMANTON INDUSTRIAL ESTATE

WAKEFIELD RAIL FREIGHT TERMINAL

- EASY ACCESS TO WAKEFIELD RAIL FREIGHT TERMINAL
- 35 MINS TO LEEDS BRADFORD AIRPORT
- FANTASTIC PORT CONNECTIONS

THE CENTRE OF THE NORTH'S LOGISTICS NETWORK

J31 M62 | WAKEFIELD EUROPORT | WEST YORKSHIRE | WF10 5QH

✈️ 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

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.

SCAN THE QR CODE TO OPEN THE LOCATION IN MAPS.

350 KM²
WAKEFIELD DISTRICT COVERS APPROXIMATELY 350 KM² AND SITS AT THE CENTRE OF THE PRIME M62 LOGISTICS CORRIDOR.

3.2M
WORKING AGE POPULATION WITHIN 35 MILE RADIUS.

60 MIN
DRIVE TIME POPULATION 6.1 MILLION.

0.2 MILES
CALIFORNIA DRIVE BUS STOP 0.2 MILES FROM SITE GOING DIRECT TO WAKEFIELD, NORMANTON, CASTLEFORD.



FUTURE-PROOFED FROM THE GROUND UP



Panattoni Wakefield 500 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**



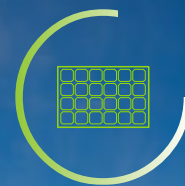
**RAIL FREIGHT
ACCESS ON PARK**



**110 COVERED
CYCLE SPACES**



**15% ROOFLIGHTS
TO WAREHOUSE**



**ROOF-MOUNTED
SOLAR 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.

ACTIVE POPULATION

Wakefield district population

350,000+
RESIDENTS

Population growth

9.8%

since 2011, outperforming many northern districts

74%

Active workforce with an employment rate of roughly

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

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.

PANATTONI WAKEFIELD 500

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America. Across Europe and India alone, the company has delivered over 275+ million sq ft of logistics, industrial, and manufacturing space, with a further 28 million sq ft currently under construction.

Panattoni operates from 70 offices globally and works with multinational occupiers, third-party logistics providers, manufacturers, and technology-led businesses. Its developments are designed as high-specification, future-ready facilities capable of supporting automation, advanced power requirements, digital operations, and evolving supply chain needs.

Panattoni's speculative development model allows it to invest through market cycles, delivering Grade A buildings in supply-constrained locations. By combining global capital strength with local expertise, Panattoni continues to provide critical industrial and logistics infrastructure that underpins trade, manufacturing, digital activity, and long-term economic growth.

To learn more about Panattoni, watch our latest video
www.panattoni.co.uk/economy



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