



# Introducing G@Glasshoughton

**G@Glasshoughton is a new generation of business accommodation, comprising four individual development sites, in a highly visible location off Junction 32 of the M62. Available as complete sites for potential single occupier, or mixed use business park space with multiple occupiers, these four developments offer complete flexibility for design and build opportunities, across a total of 24 acres.**

### Multiple opportunities

Units up to 250,000 sqft are available. 4 distinct development sites, with planning consent for B1, B2 and B8 uses.

### Development partnerships

Wykeland has an enviable track record in bespoke design and build projects and in delivering flexible property solutions for businesses of all sizes. As a leading property development and investment company, the firm specialises in identifying attractive sites, creating cost effective packages and delivering first class accommodation.

G1, G2, G3 and G4@Glasshoughton together create a unique position to enable Wykeland to work with prospective owners to design and build the optimum business space to suit their needs.

### Genuine sustainability

All Wykeland development sites set the bar in terms of sustainability. From maximising the sustainable performance of the building and energy generation, to the design of the car park, travel plans and landscaping, every consideration is made to future-proof the scheme.

### Local amenities

This prime location also has unrivalled amenities in the immediate locality to support any workforce. These include the \$57million multi-use leisure attraction Xscape, 'Junction 32' outlet shopping centre, cinema, college, Asda retail store, Premier Inn, B&Q Extra retail store, fast food outlets and a variety of restaurants.

### Regeneration for the next generation

Formed in 1969, Wykeland has successfully developed more than 10 million sqft of commercial property of which nearly 2 million sqft is still retained in its ungeared portfolio. Developments include town centre regeneration schemes, edge of town retail and leisure parks, and some of Yorkshire's most prominent business parks.

Wykeland has retained many of the properties it has developed over the years and these now form a portfolio of more than 2 million sqft leased to over 180 tenants, ranging from small sole traders to large multi-nationals.

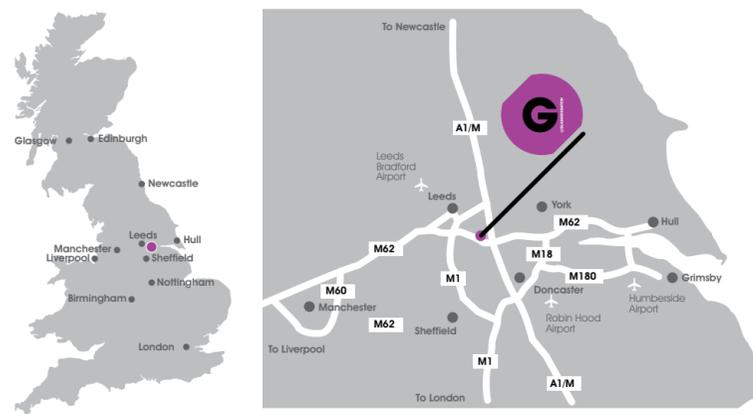
Wykeland has an excellent track record in delivering all elements of a development from initial concept and design, through planning and procurement to construction and delivery.

With a loyal, long standing team, it is this internal expertise that enables Wykeland to oversee projects from conception to completion, whilst still drawing on a large network of experienced specialists who have worked with the business for many years.



# Locate@ G@Glasshoughton

**Glasshoughton is already a well-established location with office, production and distribution operators, as well as a prominent retail and leisure destination, making this a high profile and successful business environment with 5.4 million people living within a one hour drive time.**



### Key Travel Distance

Glasshoughton to (miles):	
Wakefield	7
Leeds	10
Bradford	23
Sheffield	35
Hull	47
Manchester	51
Immingham	58
Grimsby	63
Newcastle	97
Birmingham	110
London	188

**By car.** Highly accessible just off Junction 32 of the M62, Castleford or off the A565. It is only 1.7 miles from Junction 32(A) for the A1(M) and 14.7 miles from Junction 29 of the M1.

**Bus** There is an excellent bus service from surrounding areas including Castleford, Pontefract, Wakefield and Leeds with bus stops around the Glasshoughton complex.

**Rail** Glasshoughton has its own dedicated railway station. Both platforms at the station are fully accessible by ramps for wheelchairs or pushchairs. The station is on the Pontefract Line, which serves Pontefract, Castleford, Goole and Leeds every hour Monday to Saturday.

### Agent



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### Wykeland Group

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**B1, B2, B8  
5,000 SQFT /  
250,000 SQFT  
JUNCTION 32 M62**

SOLD  
SUBJECT TO A  
DEVELOPMENT  
AGREEMENT



Wykeland Group Ltd give notice that: (1) These particulars are set out as a general outline only and do not constitute an offer or contract of sale. (2) All descriptions, dimensions, references to conditions and necessary permissions or use and occupation and other details are given in good faith. Any prospective purchasers or tenants should not rely on them as statement or representation of fact and should satisfy themselves by an inspection of the property. (3) No person in the aforementioned parties has any authority to make or give any representation or warranty whatever in relation to this property. Images are indicative only.



SOLD SUBJECT TO A DEVELOPMENT AGREEMENT



**B2/B8 WAREHOUSES**  
**50,000 SQFT /**  
**250,000 SQFT**

- Sold subject to a development agreement
- High specification 'Grade A' office facility of 28,000sqft
- 200,000 sqft production and distribution facility
- Completion Autumn 2016



**B1 OFFICES**  
**B1 LIGHT INDUSTRIAL**  
**5,000 SQFT /**  
**40,000 SQFT**

- Outline planning permission
- Design & Build Packages available to include;
  - Sustainable enhancements available
  - Comfort cooling
  - LG7 compliant lighting
  - Flexible open plan accommodation
  - Suspended ceilings
  - Raised access floors
  - Full DDA compliance
  - Superb staff amenities nearby
  - On site parking
  - Close proximity to railway station



Images of recent Wykeland developments



**B1, B2, B8 LIGHT INDUSTRIAL MANUFACTURING STORAGE & DISTRIBUTION**  
**5,000 SQFT /**  
**100,000 SQFT**

- Outline planning permission
- Ample power available
- Flexible Design & Build packages available for bespoke layouts and fit-outs
- Superb staff amenities nearby
- On site parking
- Secure sites
- Level access loading



**TRADE COUNTERS LEISURE USE**  
**5,000 SQFT /**  
**25,000 SQFT**

- Outline planning permission
- A3, A4, A5 uses subject to planning
- Excellent visibility fronting busy roundabout
- Flexible Design & Build packages available for bespoke layouts and fit-outs
- Level access loading
- High quality specification and finishes
- Existing trade counter location
- 15,000 on site students at the adjacent Wakefield College
- Readily accessible location via bus, train and car

