



THUNDERHEAD RIDGE  
GLASSHOUGHTON  
WF10 4UA

JUNCTION **32** M62

**TO LET**  
**NEW PROPOSED**  
**TRADE COUNTER /**  
**INDUSTRIAL**  
**DEVELOPMENT**

**AVAILABLE FROM**  
2,500 - 35,000 SQ FT  
(232 - 3,252 SQ M)



CGI for illustrative purposes



Indicative Masterplan

UNIT	SQ M	SQ FT
1	232	2,500
2	232	2,500
3	232	2,500
4	232	2,500
5	465	5,000
6	465	5,000
7	465	5,000
8	465	5,000
9	697	7,500
10	697	7,500
11	3,252	35,000
12	3,252	35,000

**Nearby occupiers include**

# TO LET

## NEW PROPOSED TRADE COUNTER / INDUSTRIAL DEVELOPMENT

### 2,500 SQFT / 35,000 SQFT

WITH OUTLINE PLANNING CONSENT FOR B1/B2/B8 USES



#### Specification

The proposed development will create a high quality trade counter / industrial scheme incorporating a variety of different sized units to accommodate all requirements. Wykeland will consider bespoke specifications but as a standard will incorporate a roller shutter door, glazed entrance feature with an office and welfare facilities.

#### 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.

#### 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.

G3@Glasshoughton creates 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.

## LOCATION

**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.

**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.

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



#### Agent

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