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

/// RUCKSACK.SUBMITS.CLOUD

YORKSHIRE'S LARGEST SPECULATIVE LOGISTICS UNIT

WAKEFIELD 500
490,771 SQ FT

N

J31

M62

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.

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**

DOWNLOAD WAKEFIELD 500
RACKING PLANS



A PROVEN DISTRIBUTION LOCATION

WAKEFIELD 50

tosca

Viamaster
LOGISTICS THE RIGHT WAY

verallia

cms distribution

HARIBO

TORQUE

MARITIME

theRange.co.uk

ASDA

NHS

AIT
HOME DELIVERY

GXO



EVRi

J31

M62

WAKEFIELD RAIL FREIGHT TERMINAL

NORMANTON INDUSTRIAL ESTATE

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

Sources: Nomis 2026, Impargo Route Planner

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

DRIVE TIME: 1HR
POPULATION: 6,119,582

DRIVE TIME: 2HR
POPULATION: 20,039,193

DRIVE TIME: 3HR
POPULATION: 29,590,708

NEWCASTLE AIRPORT
NEWCASTLE 104 MILES
SUNDERLAND
HARTLEPOOL
TEESPORT
TEESIDE
M6
A1(M)
LEEDS 13 MILES
LEEDS BRADFORD
WAKEFIELD
HULL
MANCHESTER 52 MILES
M62
LIVERPOOL
M18
M180
M1
DONCASTER
M60
DONCASTER AIRPORT
M53
M56
SHEFFIELD
MANCHESTER AIRPORT
A1
CREWE
LIVERPOOL 97 MILES
DERBY
NOTTINGHAM
M6
EAST MIDLANDS AIRPORT
WOLVERHAMPTON
NORWICH
M54
A1
BIRMINGHAM 113 MILES
M42
LEICESTER
PETERBOROUGH
M69
M42
COVENTRY
A14
NORTHAMPTON
M5
A14
FELIXSTOWE
M1
A1
M40
STANSTED AIRPORT
MILTON KEYNES
M50
LUTON
M11
HARWICH
LUTON AIRPORT
A1(M)
M25
CARDIFF
M5
M4
M4
BRISTOL
HEATHROW AIRPORT
LONDON 194 MILES
M26
M2
M3
M23
M20
DOVER
M5
GATWICK AIRPORT
CRAWLEY
SOUTHAMPTON
M27
BRIGHTON

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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.

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.

SCAN THE QR CODE TO OPEN THE LOCATION IN MAPS.



Source: Wakefield State of the District report 2024, Smappen, NOMIS

FUTURE-PROOFED FROM THE GROUND UP

PANATTONI

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
- RAIL FREIGHT ACCESS ON PARK
- 110 COVERED CYCLE SPACES
- 15% ROOFLIGHTS TO WAREHOUSE
- ROOF-MOUNTED SOLAR PV SYSTEM
- 79 EV CHARGING POINTS
- WATER LEAK DETECTION TAPS
- RAINWATER HARVESTING
- 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.

Sources: Wakefield State of the District report 2024, Nomis 2026, ONS 2025

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 thatunderpins 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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