



CORE 62

EGGBOROUGH

J34 / M62 / DN14 OBS

TO LET/FOR SALE

**NEW HIGH BAY INDUSTRIAL/
DISTRIBUTION UNITS FROM
25,000 SQ FT (2,322 SQ M)**

**UP TO 350,000 SQ FT
(32,156 SQ M)**

**DETAILED PLANNING
CONSENT - 300,000 SQ FT
AND 350,000 SQ FT**



///revise.hunt.abundance

DN14 OBS



DEVELOPMENT

CORE 62 is a prime industrial and logistics development which can accommodate units ranging from 25,000 sq ft up to 350,000 sq ft and is destined to become a regionally and nationally significant industrial, warehouse and logistics location.

EXPERTISE

CORE 62 is being developed by St Francis Group and Marshall CDP, both leading UK-based property development and investment companies with expertise in brownfield development and regeneration.

DELIVERABILITY

The development benefits from detailed planning consent for Unit 300 (300,000 sq ft) and Unit 350 (350,000 sq ft) allowing for fast-track delivery on a built to suit basis on either Freehold or Leasehold terms.

The remainder of the development benefits from outline planning consent with the potential of a single unit up to 318,000 sq ft. Plots sales will also be considered.

MASTERPLAN



SCHEDULE OF AREAS (GIA)

UNIT 300	Sq ft	Sq m
Warehouse	280,821	26,089
Offices FF	7,500	697
Offices 2F	7,500	697
Yard depth		50m
Level access doors		3
Docks / Euro docks		21/6
Car parking spaces		315
TOTAL	300,000	27,871

UNIT 318	Sq ft	Sq m
Warehouse	299,150	27,791
Offices FF	7,875	732
Offices 2F	7,875	732
Transport Hub offices FF	1,550	144
Transport Hub offices 2F	1,550	144
Yard depth		50m
Level access doors		2
Docks / Euro docks		24/6
Car parking spaces		366
TOTAL	318,000	29,553

UNIT 350	Sq ft	Sq m
Warehouse	332,500	30,890
Offices FF	8,750	813
Offices 2F	8,750	813
Yard depth		65m
Level access doors		2
Docks / Euro docks		27/6
Car parking spaces		544
TOTAL	350,000	32,156

UNIT 4A	Sq ft	Sq m
Warehouse	36,000	3,344
Offices FF	4,000	371
Yard depth		32m
Level access doors		4
Car parking spaces		76
TOTAL	40,000	3,716

UNITS 4B / C / D	Sq ft	Sq m
Warehouse	27,000	2,508
Offices FF	3,000	371
Yard depth		32m
Level access doors		3
Car parking spaces		52
TOTAL	30,000	2,787

UNITS 5 & 6	Sq ft	Sq m
Warehouse	22,500	2,090
Offices FF	2,500	232
Yard depth		41m
Level access doors		3
Car parking spaces		49
TOTAL	25,000	2,322

SPECIFICATION

Up to 15m eaves height

50kN/sq m floor loading

Dock loading doors

Ground level loading doors

High quality offices

Up to 65m yard depths

HGV spaces

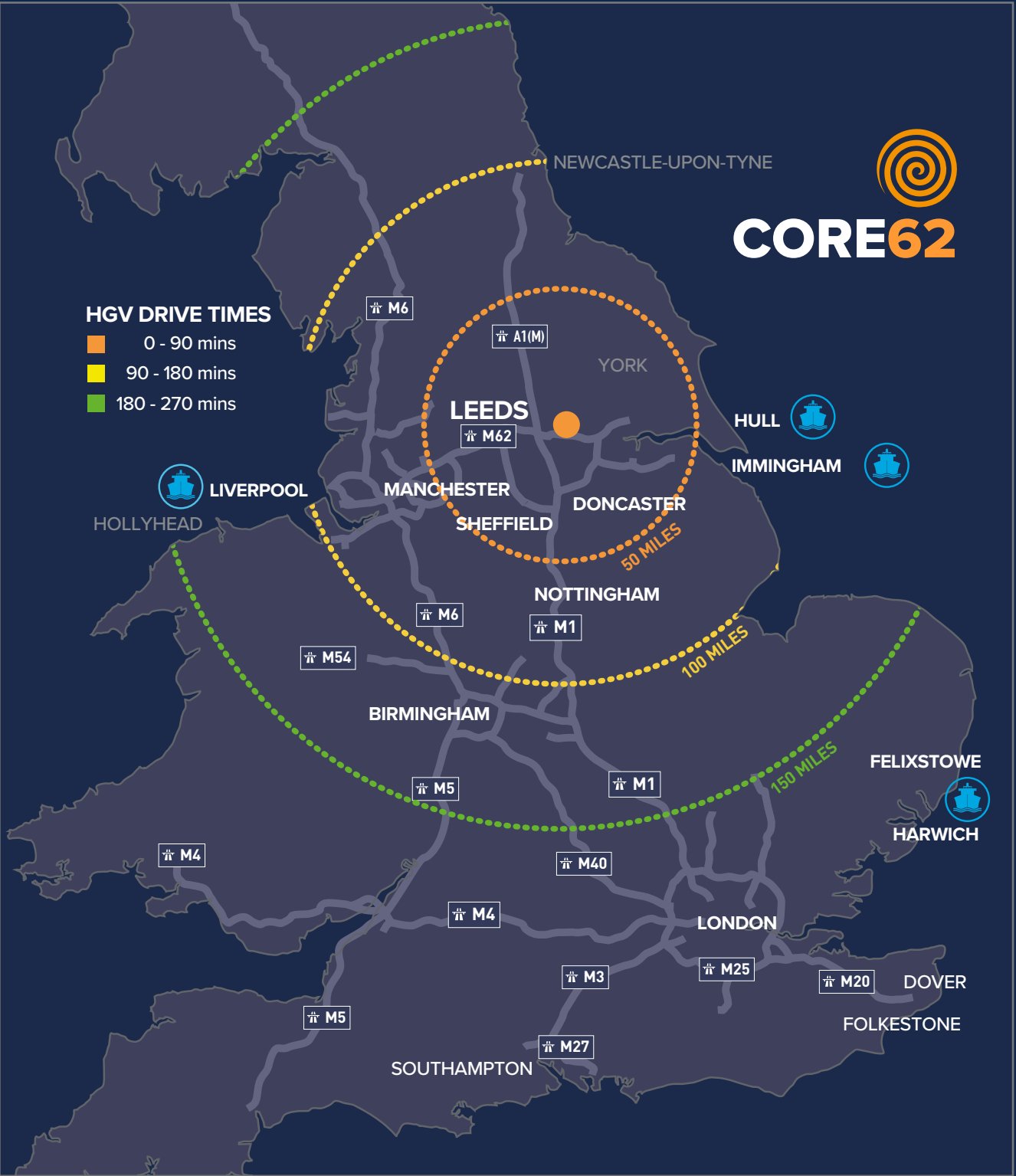
Ample car spaces

EV charging provision

22MVA electrical supply



COMMUNICATIONS



CITIES

Leeds	25 miles	33 minutes
Sheffield	42 miles	55 minutes
Manchester	62 miles	80 minutes
Nottingham	66 miles	80 minutes
Birmingham	113 miles	117 minutes
London	190 miles	237 minutes



AIRPORTS

Doncaster / Sheffield	26 miles	34 minutes
Manchester	75 miles	81 minutes
East Midlands	76 miles	83 minutes
Birmingham	112 miles	117 minutes



PORTS

Hull	42 miles	47 minutes
Immingham	52 miles	56 minutes
Liverpool	98 miles	115 minutes



RAIL PORTS

Wakefield Europort	13 miles	17 minutes
iPort Rail, Doncaster	28 miles	32 minutes

Source: AA Route Planner 2026



DEMOGRAPHICS



POPULATION



ECONOMICALLY ACTIVE POPULATION
IN NORTH YORKSHIRE - **275,700**

PERCENTAGE OF POPULATION
ECONOMICALLY ACTIVE - **78%**

TRADES



**29.6% OF THE POPULATION IN NORTH YORKSHIRE ARE
EMPLOYEES IN ALIGNED TRADES :**
MANUFACTURING - 11.3%
WHOLESALE AND RETAIL - 14.8%,
TRANSPORTATION AND STORAGE - 3.5%

**38,300 INDIVIDUALS IN SKILLED TRADES IN
NORTH YORKSHIRE.**

SALARIES



**EGGBOROUGH SPECIFICALLY AVERAGE WAREHOUSE
WORKER HOURLY RATE - £16.85 PER HOUR (£32,989)**

**MEDIAN HOURLY WAGE - £17.17 (£2.57 LESS THAN
NATIONAL AVERAGE AT £19.74)**

SUSTAINABLE DESIGN



EXCEEDING REQUIREMENTS
Our aim is to develop
environmentally sustainable
'eco-warehouse' schemes.

**BREEAM®
VERY GOOD**



MONITORING ENERGY USAGE
An online energy dashboard
can help customers to manage
their energy consumption.



LED LIGHTING



CYCLE PARKING



EV CHARGING POINTS



COST EFFECTIVE
The use of high-quality
sustainable initiatives adds
value through reduced
operating costs.



**OPTIMISING THE USE OF
NATURAL LIGHT**
Triple-skinned factory
assembled rooflight solution
can save up to 13% a year on
energy costs.



**USE OF RECYCLED,
RECYCLABLE MATERIALS**

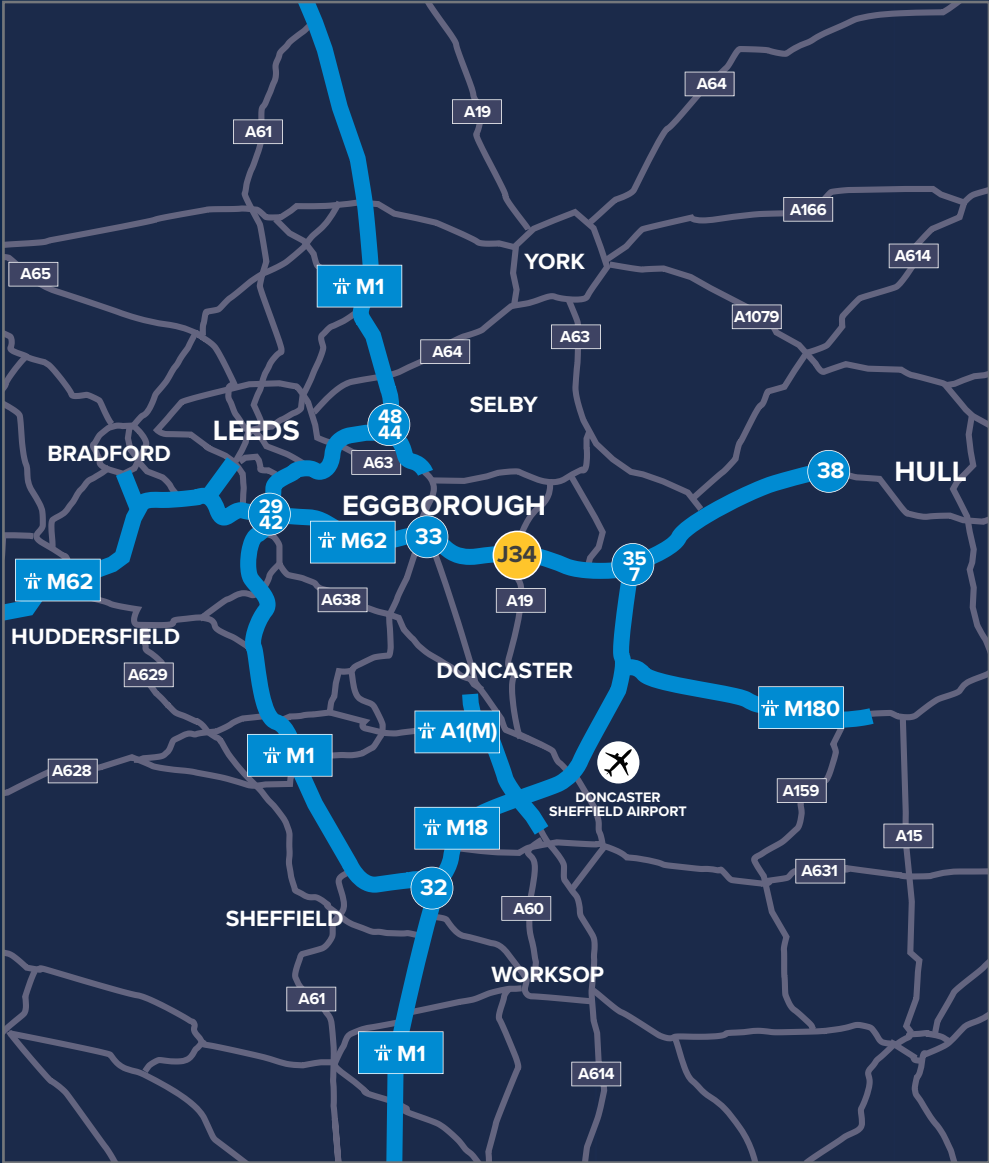


**NET ZERO CARBON
CONSTRUCTION**



REDUCING WATER USAGE
Rainwater harvesting for use
in toilet flushing and other
applications.

LOCATION



Core 62 is located at the centre of the UK national motorway network, 3 minutes drive time north of junction 34 of the M62 motorway. Situated between Leeds and Hull, national coverage is available via the M62, A1(M), M1, M18 and M180.



The site is well served for multi-modal transportation, having Wakefield Railport at Junction 31 of the M62, around 13 miles to the west, air freight at Aero Centre Doncaster Airport (reopening estimated Summer 2026) approximately 30 miles to the south and the east coast ports of Hull, Grimsby and Immingham a short distance to the east.

A Development by



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