



A new prime industrial / distribution park offering units from 50,000 sq ft to 1.2 million sq ft (4,645 to 111,480 sq m)

**DN14 0BS**  
[www.core62.com](http://www.core62.com)



## THE PREMIER HIGH SPECIFICATION LOGISTICS PARK DEVELOPMENT

Core62 is strategically located, less than one mile to the north of junction 34 of the M62 motorway, the primary trans-Pennine route. Situated at the centre of the national motorway network, it offers excellent access to the key north-south routes, the A1 and M1, as well as all major UK ports and airports.

The site is owned by St Francis Group, a leading UK-based property development and investment group, with expertise in brownfield development and regeneration.

Its sister company, DMS Demolition Limited is an industrial services business providing complex demolition, remediation and decommissioning solutions in the UK. Working together the site will be made ready for development with fully serviced development plots expected to be available from Q1 2022 allowing unit occupation from early 2023.

Core62 has the ability to accommodate 2.25 million sq. ft of industrial warehouse space in units ranging from 50,000 sq. ft to 1.2 million sq. ft, and is destined to become a significant regional and national manufacturing, warehouse and logistics location.





MASTERPLAN  
OPTION 1



MASTERPLAN OPTION 1  
SCHEDULE OF AREAS (GIA)

	SQ M	SQ FT
<strong>UNIT 1</strong>		
Warehouse	26,477	285,000
Offices	1,394	15,000
<strong>TOTAL</strong>	<strong>27,871</strong>	<strong>300,000</strong>
<strong>UNIT 2</strong>		
Warehouse	30,889	332,500
Offices	1,626	17,500
<strong>TOTAL</strong>	<strong>32,516</strong>	<strong>350,000</strong>
<strong>UNIT 3</strong>		
Warehouse	32,213	346,750
Offices	1,695	18,250
<strong>TOTAL</strong>	<strong>33,910</strong>	<strong>365,000</strong>
<strong>UNIT 4</strong>		
Warehouse	105,906	1,140,000
Offices	5,574	60,000
<strong>TOTAL</strong>	<strong>111,484</strong>	<strong>1,200,000</strong>
<strong>UNIT 5</strong>		
Warehouse	4,645	50,000
Offices	-	-
<strong>TOTAL</strong>	<strong>4,645</strong>	<strong>50,000</strong>
<strong>UNIT 6</strong>		
Warehouse	4,645	50,000
Offices	-	-
<strong>TOTAL</strong>	<strong>4,645</strong>	<strong>50,000</strong>
<strong>TOTAL DEVELOPMENT</strong>	<strong>215,063</strong>	<strong>2,315,000</strong>

OPTION 2



MASTERPLAN OPTION 2  
SCHEDULE OF AREAS (GIA)

	SQ M	SQ FT
<strong>UNIT 1</strong>		
Warehouse	26,477	285,000
Offices	1,394	15,000
<strong>TOTAL</strong>	<strong>27,871</strong>	<strong>300,000</strong>
<strong>UNIT 2</strong>		
Warehouse	30,889	332,500
Offices	1,626	17,500
<strong>TOTAL</strong>	<strong>32,516</strong>	<strong>350,000</strong>
<strong>UNIT 3</strong>		
Warehouse	59,572	641,250
Offices	3,135	33,750
<strong>TOTAL</strong>	<strong>62,707</strong>	<strong>675,000</strong>
<strong>UNIT 4</strong>		
Warehouse	66,191	712,500
Offices	3,484	37,500
<strong>TOTAL</strong>	<strong>69,675</strong>	<strong>750,000</strong>
<strong>UNIT 5</strong>		
Warehouse	4,645	50,000
Offices	-	-
<strong>TOTAL</strong>	<strong>4,645</strong>	<strong>50,000</strong>
<strong>UNIT 6</strong>		
Warehouse	4,645	50,000
Offices	-	-
<strong>TOTAL</strong>	<strong>4,645</strong>	<strong>50,000</strong>
<strong>TOTAL DEVELOPMENT</strong>	<strong>202,057</strong>	<strong>2,175,000</strong>

MASTERPLAN  
OPTION 1



INDUSTRIAL / WAREHOUSE / MANUFACTURING

- Build to suit B1/B2/B8 units of 50,000 - 1,200,000 sq ft (4,645 - 111,480 sq m)
- Serviced development plots for B1/B2/B8 uses
- Less than one mile to the north of Junction 34 of the M62
- Close to existing transport links

AVAILABILITY

It is anticipated that Phase 1 units 1 and 2 will commence in Q1 2022, ready for occupation in Q1 2023.

SPECIFICATION

- |                             |  |   |
|-----------------------------|--|---|
| Secure service yards        | Level Access and Dock Levellers (including Euro Docks) | Extensive car and trailer parking provision |
| Yard Depths from 50m to 60m | Fitted offices   | Electric vehicle charging provision         |
| 15m to 21m clear heights    | Double height atrium reception                         | High-quality landscaped environment         |
| 50KN floor loading          | Raised access floors                                   | On-site bus stop                            |
| 10% roof lights             | PIR controlled energy efficient lighting               |   |



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

Source: AA Route Planner 2020



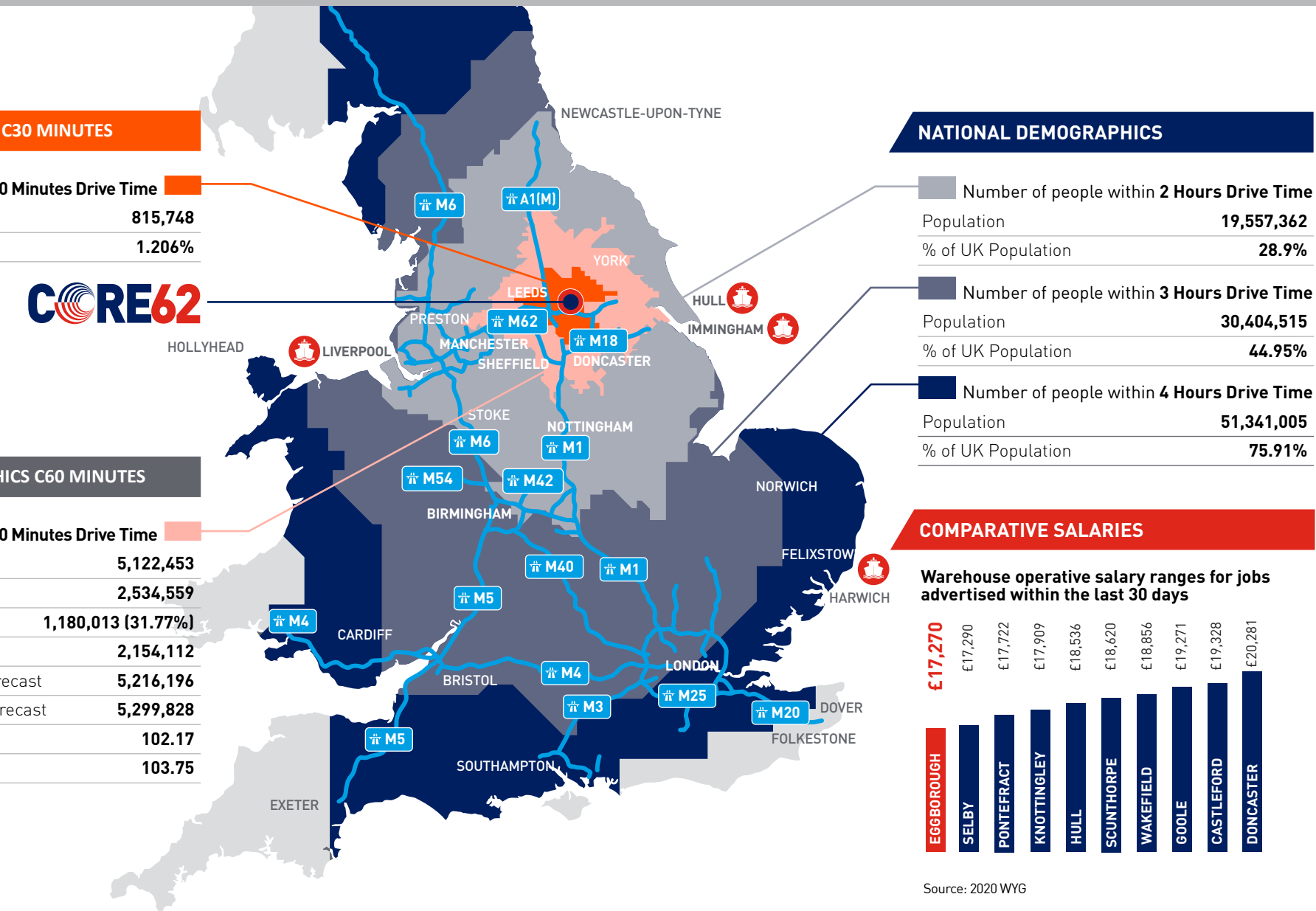
LOCAL DEMOGRAPHICS C30 MINUTES

Number of people within 30 Minutes Drive Time	
Population	815,748
% of UK Population	1.206%

REGIONAL DEMOGRAPHICS C60 MINUTES

Number of people within 60 Minutes Drive Time	
Total Population 2019	5,122,453
Economically Active	2,534,559
Unemployed	1,180,013 (31.77%)
Total Households	2,154,112
Total Population 2024 forecast	5,216,196
Total Population 2029 Forecast	5,299,828
Growth 5 years (%)	102.17
Growth 10 years (%)	103.75

Source: 2019 Experian Ltd







Images show examples of St Francis Group Developments

## THE DEVELOPER

**St Francis Group** has established itself as a dynamic and evolving land and property development business with a proven track record of delivery. With a highly regarded management team and expertise of brownfield land renewal, it adopts a successful approach to development and has evolved to become a leading provider of Grade-A speculative commercial space built to meet and wherever possible exceed occupier expectations.

The group has developed a building specification specifically designed with the needs of the end-user occupier in mind, carefully planned to create efficient and desirable spaces that work for business. This approach considers both an occupiers technical requirements together with a full understanding of their operational considerations including fit-out (including bespoke racking and lighting solutions) in order to extract maximum benefit from the development solution created.

To deliver this project, **St Francis Group** have assembled a highly experienced and specialist project delivery team. Whether it's for temperature controlled facilities, e-commerce platforms, last-mile urban logistics solutions or pharmaceutical spaces the team is well placed to deliver the space you need to expand your business.

**The group has developed a building specification specifically designed with the needs of the end-user occupier in mind**

AkzoNobel

Associated  
British Foods  
plc

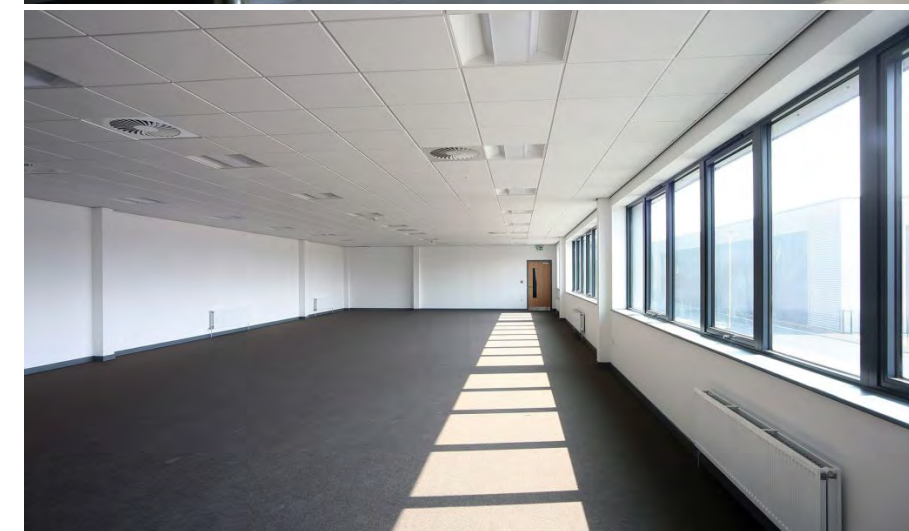


BAE SYSTEMS

Biffa



Rolls-Royce







## LOCATION

Core62 is located at the centre of the UK national motorway network, around one mile 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 positioned for multi-modal transportation with Wakefield Railport located approximately 10 miles to the west at Junction 31 of the M62. For air freight, Aero Centre, Yorkshire is approximately 15 miles south. The east coast ports of Hull, Grimsby and Immingham are a short distance to the east.



## ALL ENQUIRIES



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## Misdescriptions Act

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