

**FOR SALE**  
**/TO LET**

**NEW INDUSTRIAL & OFFICE UNITS**  
**SET ON AN 11 ACRE BUSINESS PARK**



J32

M62



**DALIAN BUSINESS PARK**  
**PONTEFRACT**

- NOW ON-SITE
- DESIGN & BUILD
- INFRASTRUCTURE IN PLACE

J32 / M62 - 0.5 MILE

A1(M) - 4 MILES

M1 - 5 MILES

• FLEXIBLE UNITS • AVAILABLE ON A DESIGN & BUILD BASIS



**DALIAN BUSINESS PARK  
PONTEFRACT**

**THE SCHEME**

The site extends to approximately 11 acres and is to be developed to provide a range of industrial and warehouse units with B1 office buildings along the excellent frontage to Park Road.



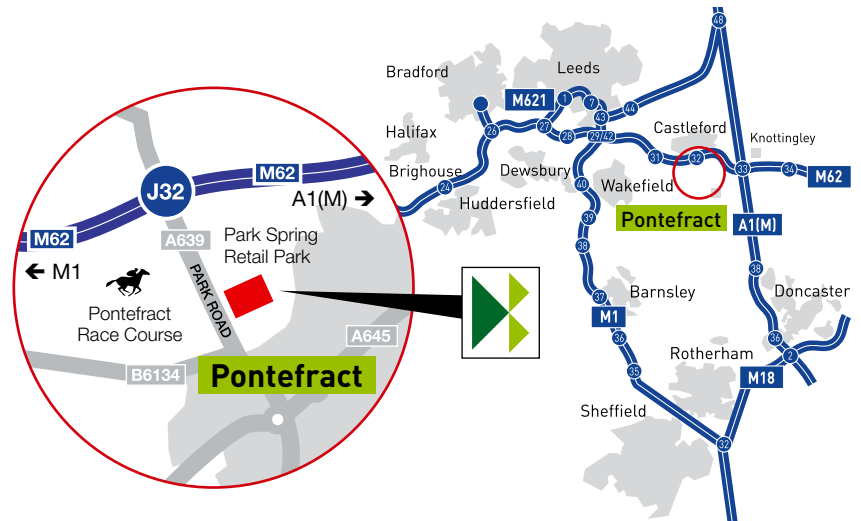
INDUSTRIAL		
UNIT	PLOT SIZE	
1, 2 & 3	up to 100,000 SQ FT (9,294 SQ M)	
4	10,000 SQ FT (929 SQ M)	
5	14,890 SQ M (1,383 SQ M)	
OFFICES		
UNIT	SQ FT	SQ M
6A	16,780	1,560
6B	15,150	1,408
6C	14,400	1,338



**LOCATION**

Dalian Business Park is located adjacent to Park Road (A639), approximately 1/2 mile to the South of Junction 32 of the M62 Trans-Pennine Motorway. The site is accessed from a new roundabout on Park Road, adjacent to the entrance to Pontefract Racecourse and Parkside Retail Park.

Junction 32, although well located, does not suffer from the peak time traffic congestion that afflicts other junctions along the M62 corridor, and access to the motorway is therefore improved.



**J32 / M62 - 0.5 MILE**

**A1(M) - 4 MILES**

**M1 - 5 MILES**

**TIMING AND PLANNING:** The development benefits from Outline Planning Permission, and consequently our clients are able to deliver units within a short time-scale which can be tailored to specific occupiers' requirements. Detail planning permission is granted for Unit 5.

**TERMS:** Units are available on a freehold basis with the price dependent upon the exact specification of the applicant. Alternatively the units are available by way of new institutionally acceptable leases for a minimum term of 15 years subject to regular upwards only rent reviews. Rentals are again dependent upon the exact specification of the tenant.

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