



- New Industrial/Distribution Park
- Units from 50,000 to 1,200,000 sq ft (4,645 to 111,480 sq m)

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



## THE PREMIER HIGH SPECIFICATION LOGISTICS PARK DEVELOPMENT

Core62 is strategically located, 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 remediated and ready for the first phase of development, comprising 2.25 million sq ft in units from 50,000 sq ft to 1.2 million sq ft.

Construction of Phase 1 will commence in Q4 2020 to the highest institutional and sustainable standards.





COMMUNICATIONS



Cities

Sheffield	21.1 miles	30 minutes
Nottingham	24.5 miles	31 minutes
Leeds	48.8 miles	55 minutes
Manchester	50 miles	97 minutes
Birmingham	70 miles	78 minutes
London	147 miles	180 minutes



Airports

Doncaster / Sheffield	30.7 miles	43 minutes
East Midlands	33.8 miles	39 minutes
Birmingham	68.4 miles	75 minutes
Manchester	50.3 miles	83 minutes



Ports

Hull	68.3 miles	75 minutes
Immingham	69.9 miles	77 minutes



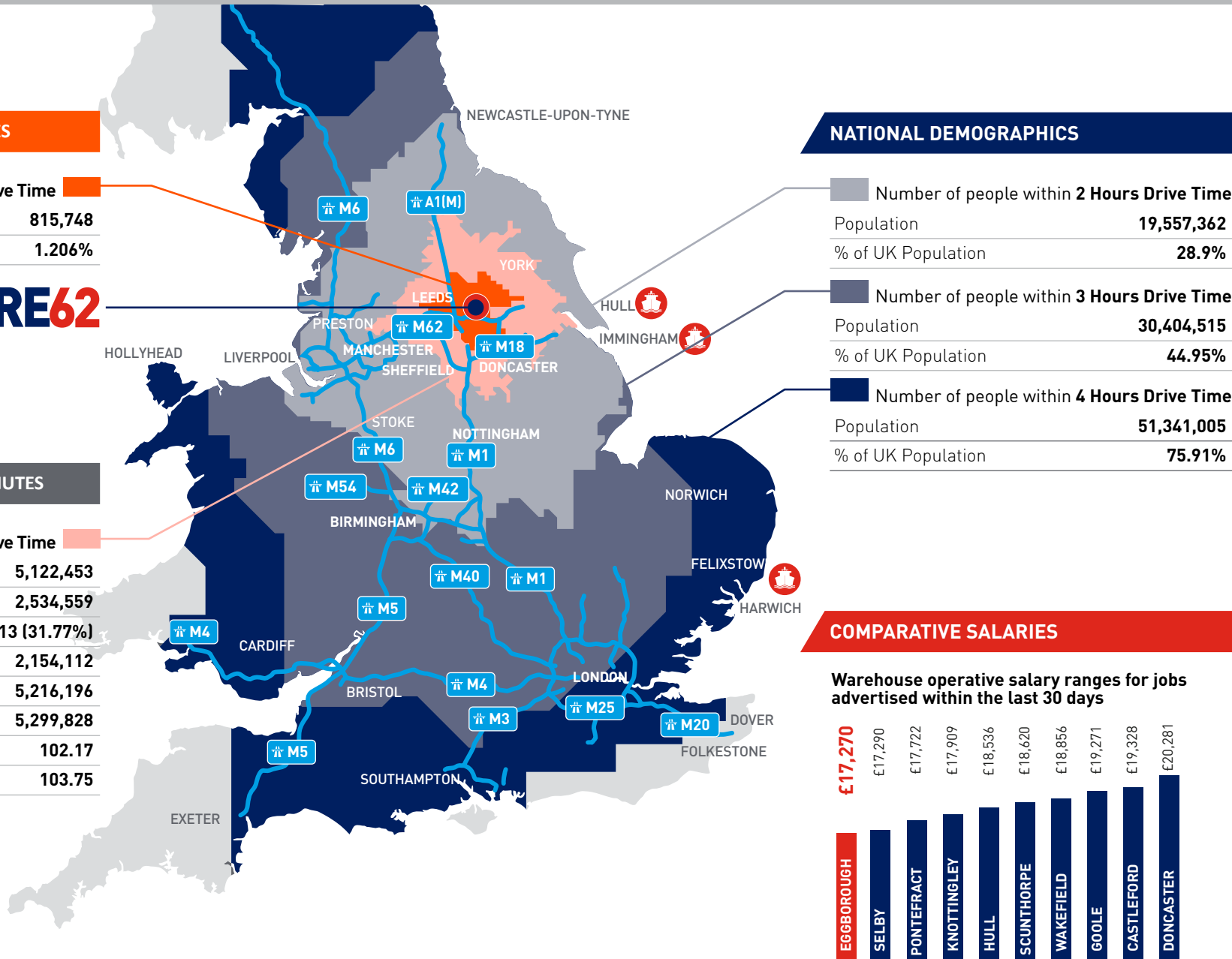
LOCAL DEMOGRAPHICS C30 MINUTES

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





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
- Adjacent to 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

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

**NOTE**  
**GARETH TO**  
**PLEASE CHECK**  
**SPECIFICATION**





Images show examples of St Francis Group Developments



[www.stfrancisgroup.com](http://www.stfrancisgroup.com)

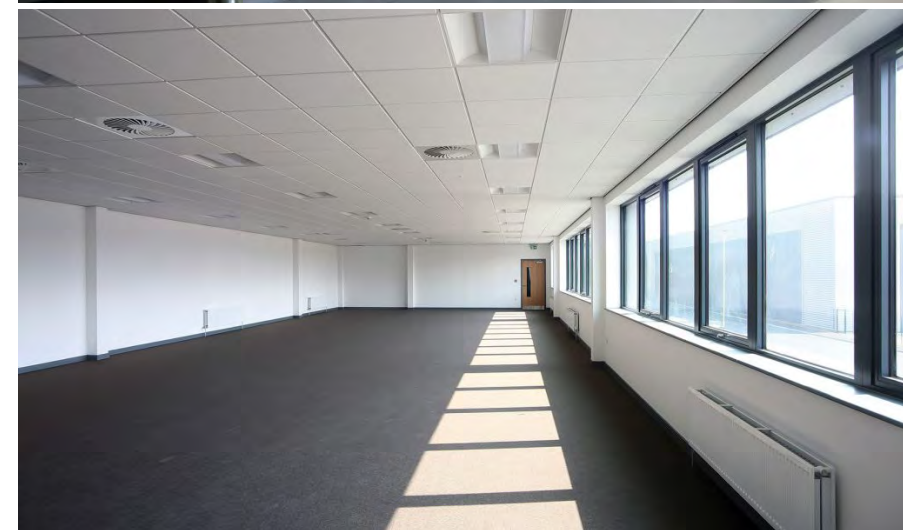
#### THE DEVELOPER

**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 partnership 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**







## 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

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.  
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