

Onward Holdings Ltd

Date: 17th December 2018

Ref: PR81a Phoenix Park

ONWARD HOLDINGS PLANS SUMMER LAUNCH TO LOGISTICS MARKET

Onward Holdings Ltd has awarded Tolent Construction the contract to build a new warehouse facility at its Phoenix Park site on the Green Lane Industrial Estate in Featherstone, following the granting of B8 planning permission. The facility should be available to lease by the end of June 2019.

It has been well documented that quality warehousing, especially close to excellent transport links, are lagging behind demand due to a proliferation of e-commerce and discount retailers taking up available space. This new build is within a 25-mile radius of all the major economic centres and transport networks in Yorkshire making it a valuable addition to the region's logistics supply chain.

Over 66,000sqft of space with steel portal frame construction is planned, providing 12m eaves height, uniform floor loading of 50 kNm², six loading doors (including 4 docks), first floor office accommodation and 62 car parking spaces. A good-sized yard and state-of-the-art security systems are also part of the package.

Construction company Tolent has an unsurpassed reputation for designing and building industrial facilities which provide effective space management for maximum operational efficiency. Whether required as bespoke warehousing for specialist distribution or a flexible unit, the new unit at Phoenix Park will be adaptable for a wide range of logistical requirements.

Green Lane Industrial Estate has a great geographical position with the M62 junction 31 less than three miles away. Other major transport connections include the M1 and A1M, northern container ports and Doncaster airport all in close proximity. The railway freight network via the Wakefield Europort is also nearby to make light work of the distribution of goods across a variety of sectors.

This significant addition to Onward Holdings' portfolio of logistics sites in the M62/M1/A1 corridor will provide an ideal base for businesses wishing to service the north of England. A significant proportion of UK warehousing is currently centred on the West Midlands, but with the move towards same day delivery in parts of the country there is now increased demand for additional facilities in the north.

There has been significant investment by Onward Holdings in the Green Lane Industrial Estate over the years, which has seen a wide range of companies occupy space at the site, bringing a much-needed jobs boost and business to the local area.

Neil Storey, director of Onward Holdings, said: "Planning permission and the constructors are in place to build the new warehouse at Phoenix Park. It will be available as a bespoke unit or managed 3PL warehouse and should be ready to lease in around six months. We are anticipating a surge of interest in this prime site due to hugely competitive market for suitable, quality warehousing."

Site promotion is being handled jointly by Iain McPhail, Knight Frank and Andrew Miller, Andrew Miller Chartered Surveyors.

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Background

Onward Holdings is a fourth generation family-run business founded in 1930 which is renowned for developing and operating warehousing and industrial units. This includes the provision of bespoke or shared multi-sized warehouse facilities and managed 3PL warehousing in the M62/M1/A1 corridor of West Yorkshire.

In addition to offering warehousing and fulfilment services at its sites, the business has developed a former coal mine near Barnsley into a gleaming new retail park. ONYX Retail Park, comprising 17,500 square feet of retail space, is based in Wath-Upon-Dearne and is located at the former Manvers main colliery, an area of major regeneration.

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For further information please contact:

Philip Allott or Barbara Penney
Allott & Associates Ltd
Claro Chambers
42 High Street
Knaresborough
North Yorkshire
HG5 0EQ
Tel: 01423 867264
Email: barbara@allottandassociates.co.uk
www.allottandassociates.co.uk

For colour separations or photo enquiries contact: Lynette Webber lynette@allottandassociates.co.uk

Or

Neil Storey
Director
Onward Park
Phoenix Avenue
Green Lane Industrial Park
Featherstone
West Yorkshire
WF7 6EP
Tel: 01977 614007
Email: neil@onwardholdings.com
www.yorkshirewarehousing.com