

Onward Holdings Ltd

Date: 8th May 2019

Ref: PR84a Phoenix Park update

ONWARD'S NEW WAREHOUSE IN ADVANCED STAGE OF CONSTRUCTION

Rapid progress is being made on the construction of a new high bay warehouse unit at Onward Holdings Ltd's Phoenix Park development on the Green Lane Industrial Estate in Featherstone.

Due for practical completion by Tolent in August 2019, there have already been expressions of interest in this new build which is within 2.5 miles of Junction 31 of the M62.

The detached warehouse will extend to around 67,000sqft including 3,000sqft of first-floor office accommodation, with the flexibility to extend to 9,000sqft over three floors, subject to occupiers' specific requirements. Other vital statistics include 12m eaves height, uniform floor loading of 50 kNm², six loading doors (including 4 docks) and 62 car parking spaces and a generous concrete service yard. Electricity generating panels and state-of-the-art security systems are also part of the package.

Tolent, which is a national contractor, 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 building taking shape at Phoenix Park will be adaptable for a wide range of logistical requirements.

It has been well documented that quality warehousing, especially close to excellent transport links, is lagging behind demand due to a proliferation of e-commerce and discount retailers taking up available space. The new unit at Phoenix Park will help meet the increasing demand for additional facilities in Yorkshire.

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 A1(M), 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.

Onward Holdings has invested significantly 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: “Due for completion in August, the contractors are cracking on at a pace to build the new warehouse at Phoenix Park. It will be available to lease as a bespoke unit or managed 3PL warehouse shortly. We are already experiencing a surge of interest in this prime site due to hugely competitive market for suitable, quality warehousing.”

John Currie, regional director for Tolent, said: “Our work within the industrial sector is fast becoming one of our key strengths as a business as we continue to see repeat and new business from clients like Onward Holdings. Our team on site are making great progress and we look forward to seeing the finished product.”

Iain McPhail, Partner at Knight Frank and Andrew Miller of Andrew Miller Chartered Surveyors are advising Onward Holdings.

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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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