TO LET



Total Park, Balby Carr Bank, Doncaster, DN4 5JP

HIGH QUALITY INDUSTRIAL / DISTRIBUTION WAREHOUSE - AVAILABLE NOW

Tenure	To Let
Available Size	66,737 to 131,041 sq ft / 6,200.07 to 12,174.11 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

- 10-15m eaves height
- Yard Depths 45m to 49m
- BREEAM 'Very GOOD' minimum Standard
- secure, self contained
- 50K/m2 floor loading capacity

Description

Total Park, Doncaster is a new industrial / logistics development of 5 units totalling 378,191 sq ft, with units from 43,589 – 131,041 sq ft. Doncaster 130 and unit 1 are built and ready for immediate occupation.

Total Park, Doncaster Phase 2 is a new industrial / logistics development totalling 15 acres, which can deliver units up to 250,000 sq ft.

Total Park is located just a mile and a half from the M18 J3 and is easily accessible via the A6182. With the A1(M)/M18 intersection located just 3 miles from the site, there are strong transport links to Leeds, Sheffield and Manchester in the North and Nottingham, Birmingham and London in the South offering the perfect central location. Doncaster is the location of choice for many. It is an established and leading logistics hub attracting occupiers such as Amazon, Tesco's, Screwfix, and IKEA.

Location

Occupiers at Total Park Doncaster are ideally situated for nationwide logistics coverage and access to overseas markets. The site is only 3.5 miles from iPort rail which provides immediate access to the national rail network and rail links to all the country's deep sea ports within 7 hours. It is also under an hour from East coast ports, such as Immingham and there is access to the European markets, with Central Germany, Northern Italy, and French terminals reachable in 30, 36 and 24 hours respectively.

The UK's largest dedicated air cargo operation, handling 440,000 tonnes of cargo per year, at East Midlands airport, is within an hour of the site by road. It is a hub for companies such as DHL, FedEx and UPS.

With cities, such as Manchester and Birmingham within an hour a half drive and London just over 3 hours away, Doncaster provides an ideal location for businesses that thrive on great connectivity.

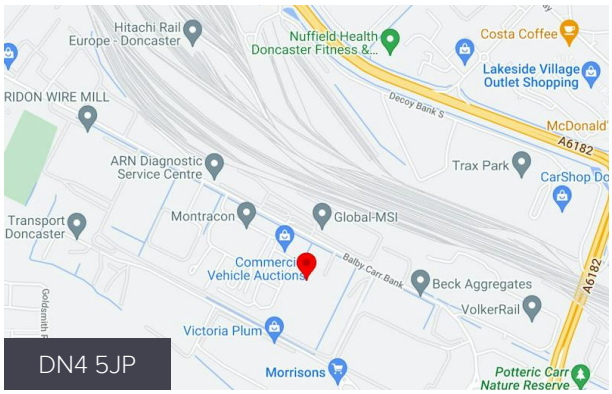
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 1	131,041	12,174.11	Available
Unit - Unit 2	66,737	6,200.07	Available
Unit - Unit 3	84,812	7,879.29	Coming Soon
Outdoor - Phase 2	653,400	60,702.85	Available
Total	**935,990**	**86,956.32**	







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