/NDURENT

TOTAL PARK DONCASTER

WATERVOLE WAY DN4 5JP
///TRIPS.ENGINE.YOURS

BRAND NEW INDUSTRIAL / MANUFACTURING / DISTRIBUTION WAREHOUSE AVAILABLE

UNIT 4: 54,354 SQ FT (5,050 SQ M)

Built to a Grade A specification with market leading ESG credentials.

500 kVa power.

BREEAM 'Very Good'.

Warehousing that Works.

High performance space for your business.

Total Park Doncaster is a newly developed scheme of industrial, logistics and manufacturing units situated just 1.5 miles from M18 Junction 3, it is easily accessible via the A6182. With the A1(M)/M18 interchange only 3 miles away, the location provides excellent transport links to key cities such as Leeds, Sheffield, and Manchester to the north, as well as Nottingham, Birmingham, and London to the south.

Doncaster has become a preferred destination for businesses, establishing itself as a leading logistics hub with major occupiers such as Amazon, Tesco, Screwfix, CPL, Capita and IKEA.

Occupiers at Total Park Doncaster benefit from an ideal location for nationwide logistics and access to international markets. The site is just 3.5 miles from the iPort rail terminal, offering direct connections to the national rail network and links to all deep-sea ports within 7 hours. It's also less than an hour away from East Coast ports including Immingham and Hull.

Business Doncaster, a team within Doncaster Council, provides comprehensive business support services to help businesses of all sizes. Contact the team for further information on 01302 735555.

1	BRIDON · BEKAERT THE ROPES GROUP
2	HITACHI
3	TESCO
4	PARAGON FOODSERVICE
5	LAKESIDE VILLAGE OUTLET SHOPPING
6	LWC
7	amazon
8	Capita
9	DUSK
10	CPL
11	T RILEY TRANSPORT

Aerial Plan

Warehousing that Works.

POPULATION.

Doncaster Population 308,607.
Population within 30min drivetime: 1.4 million.

ECONOMICALLY ACTIVE RESIDENTS:.

Within a 30 min drivetime: 57.7% of the catchment population aged 16+.

LABOUR COSTS.

Average Weekly Pay in Doncaster is 8.22% lower than the national average.

UNEMPLOYMENT RATE.

3.2% unemployment rate.

Source: NOMIS

Warehousing that Works.

You're well-connected.

KEY ROAD LINKS

M18, Junction 3	1.5 miles
A1(M)/M18 Intersection	3 miles

CITIES/MAJOR TOWNS

Doncaster	2 miles
Sheffield	15 miles
Leeds	35 miles
Manchester	58 miles

AIRPORTS

Doncaster Sheffield Airport	6.6 miles
Leeds Bradford Airport	50 miles
East Midlands Airport	55 miles
Manchester Airport	64 miles

RAILWAY STATIONS

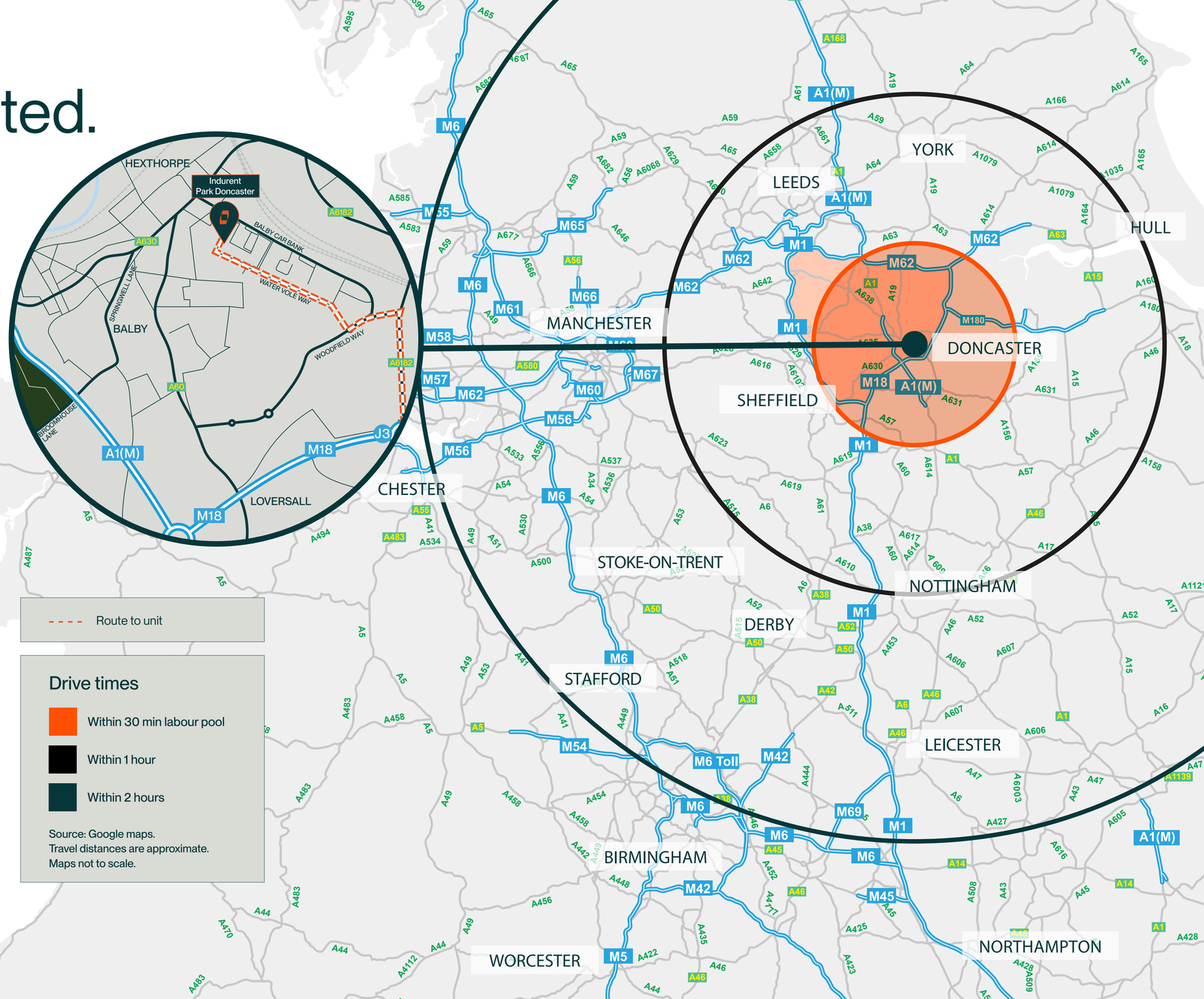
Doncaster Station	3.6 miles
Sheffield Station	20.9 miles

FREIGHT TERMINALS

Doncaster Freightliner	2.4 miles
Doncaster iPort Rail	3.7 miles
Ferrybridge Freightliner	21.3 miles

Indicative journey times by car, taken from Google Maps.

Warehousing that Works.



Health & wellbeing.

Manufacturing and logistics companies are prioritising ways in which they can create better job satisfaction for their employees. They are considering health and wellbeing factors when selecting a new unit to create a meaningful, positive impact on the happiness, health and wellbeing of employees.

Indurent has developed a holistic philosophy surrounding the maintenance of our portfolio to ensure we always meet these expectations. Known as the Indurent Standard, this commitment is reflected at Indurent Total Park Doncaster, here's how:

Internal areas.

Open plan, light and airy internal offices will be installed with comfort cooling air conditioning, ensuring that staff health and wellbeing is prioritised.

Amenities on your doorstep.

Employees will benefit from a range of amenities close by. With Morrisons for essentials, Starbucks for a coffee break, and a pub for unwinding after work, everything needed is within easy reach. The on-site EV charging centre also adds convenience for those with electric vehicles.

Lakeside Village Outlet Shopping.

Discover this popular retail destination which offers a range of fashion, homeware, and sports brands. With over 40 stores, a food court, and free parking, it provides a convenient and shopping experience just a few minutes away from Total Park.

Nature reserve.

Potteric Carr nature reserve is just a few minutes away and is home to a rich variety of wildlife, making it a prime spot for birdwatching and nature walks.

Schedule of accommodation Unit 4.

	UNIT 4
GROUND FLOOR	49,460 SQ FT (4,595.03 SQ M)
FIRST FLOOR OFFICE	4,894 SQ FT (454.6 4 SQ M)
TOTAL	54,354 SQ FT (5,049.67 SQ M)

All floor areas are approximate gross internal areas.

EPC A rating

EPC A rating

4 EV charging points

High quality office accommodation

kg

50 kN sq/m floor loading

10m

10m clear internal height

Roof lights to 10%

2 ground level loading doors

2 dock level loading doors

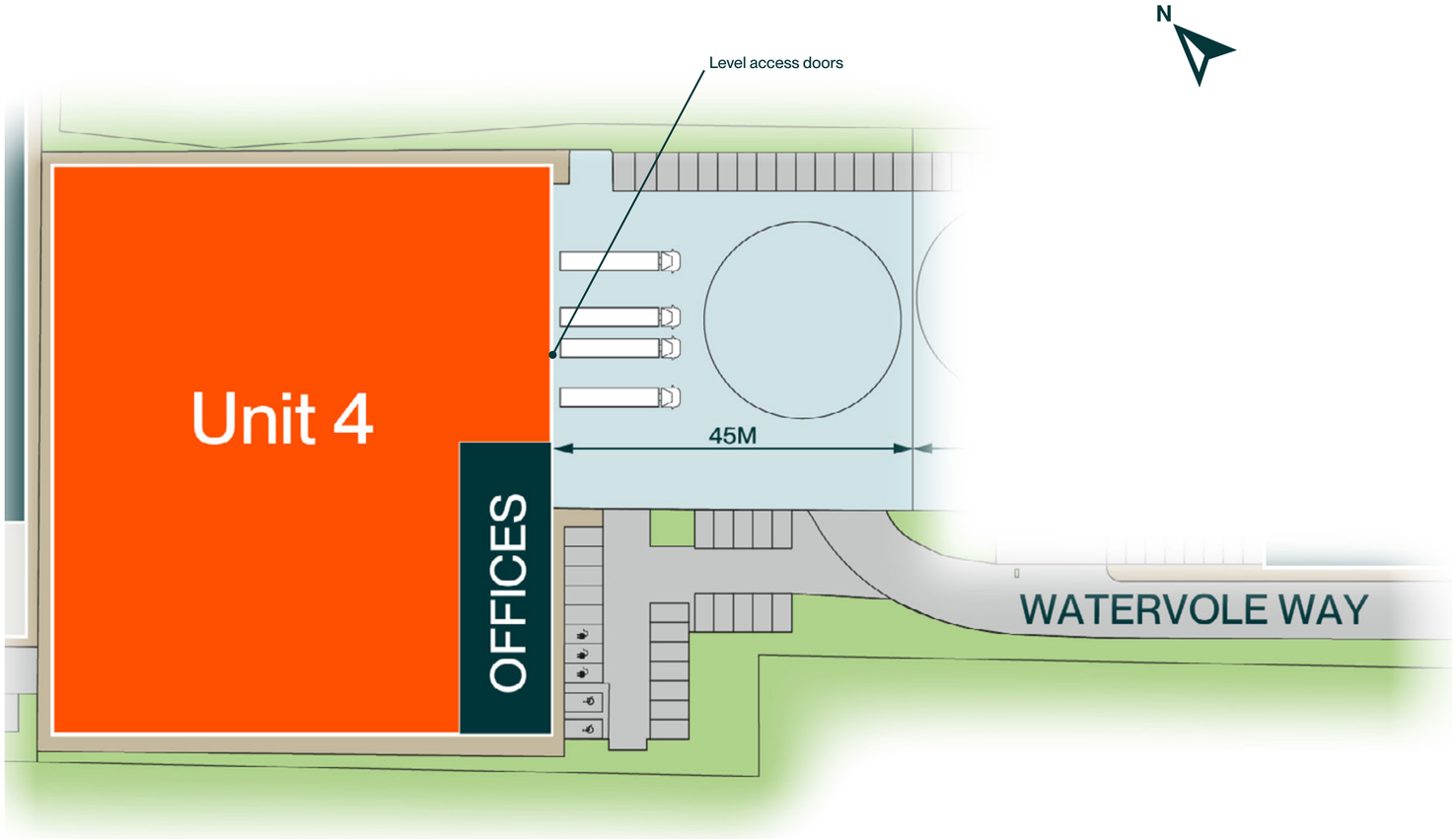
Solar panels to roof

P

51 parking spaces

Secure 45m yard area

500 kVa power



Siteplan is indicative.

Warehousing that Works.

Take a closer look

HENRIETTA DANIELS

Senior Asset Manager

07870 845 650

henrietta.daniels@indurent.com

INDURENT

TOTAL PARK DONCASTER

Discover more

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to relay. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. June 2025. TBDW 06362-02.