TOTAL PARK
DONCASTER

DONCASTER, BALBY CARR BANK
DN4 8DP /// AWAIT.LITTLE.TRICKS

INDUSTRIAL / WAREHOUSE
BUILD TO SUIT OPPORTUNITIES
PHASE 2

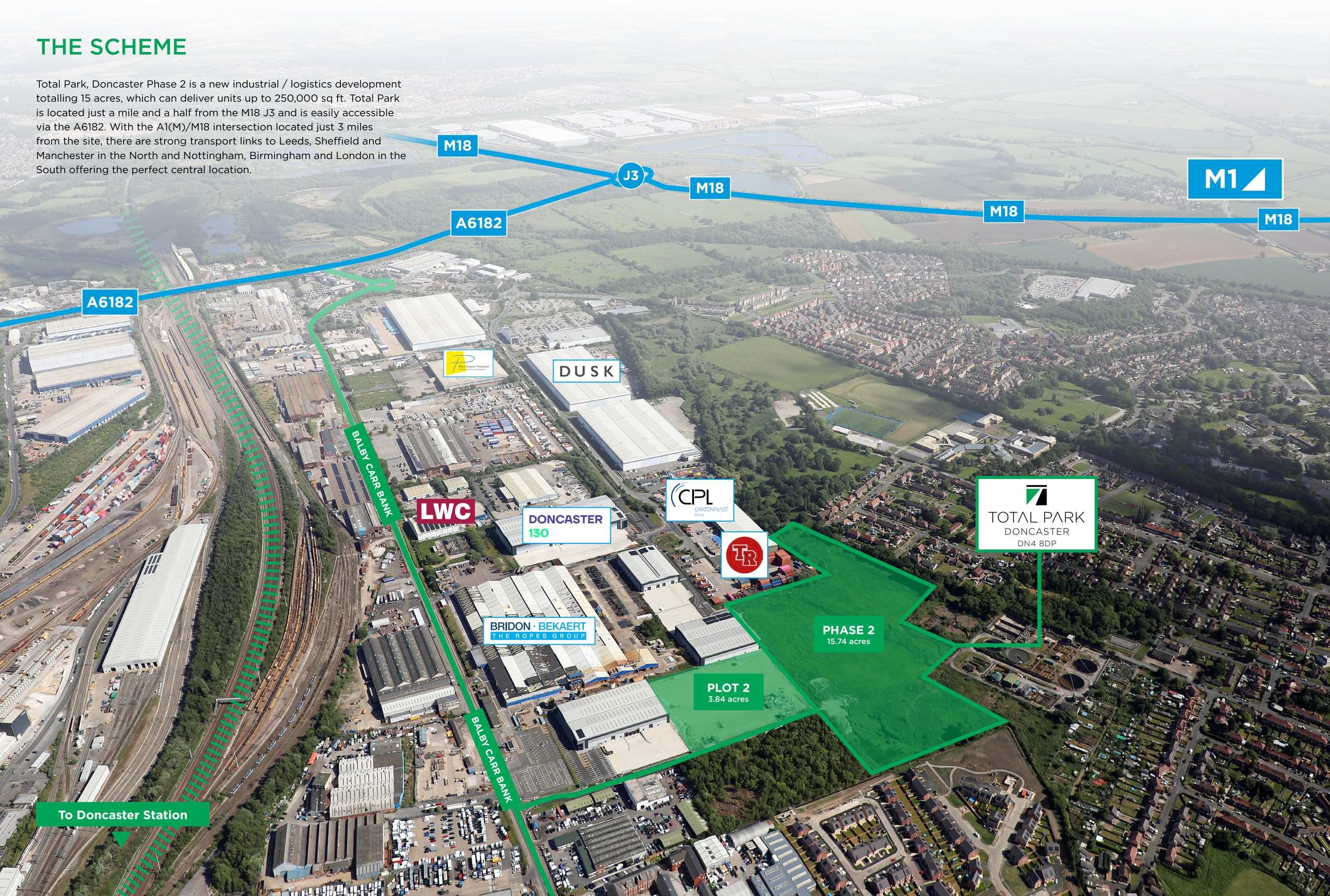
UP TO 250,000 SQ FT

TO LET / FOR SALE



THE SCHEME

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.



UNITS UP TO 250,000 SQ FT CAN BE DELIVERED ON A BESPOKE BASIS.

The indicative layout demonstrates how the unit sizes could be provided but occupier's specific requirements can also be accommodated.

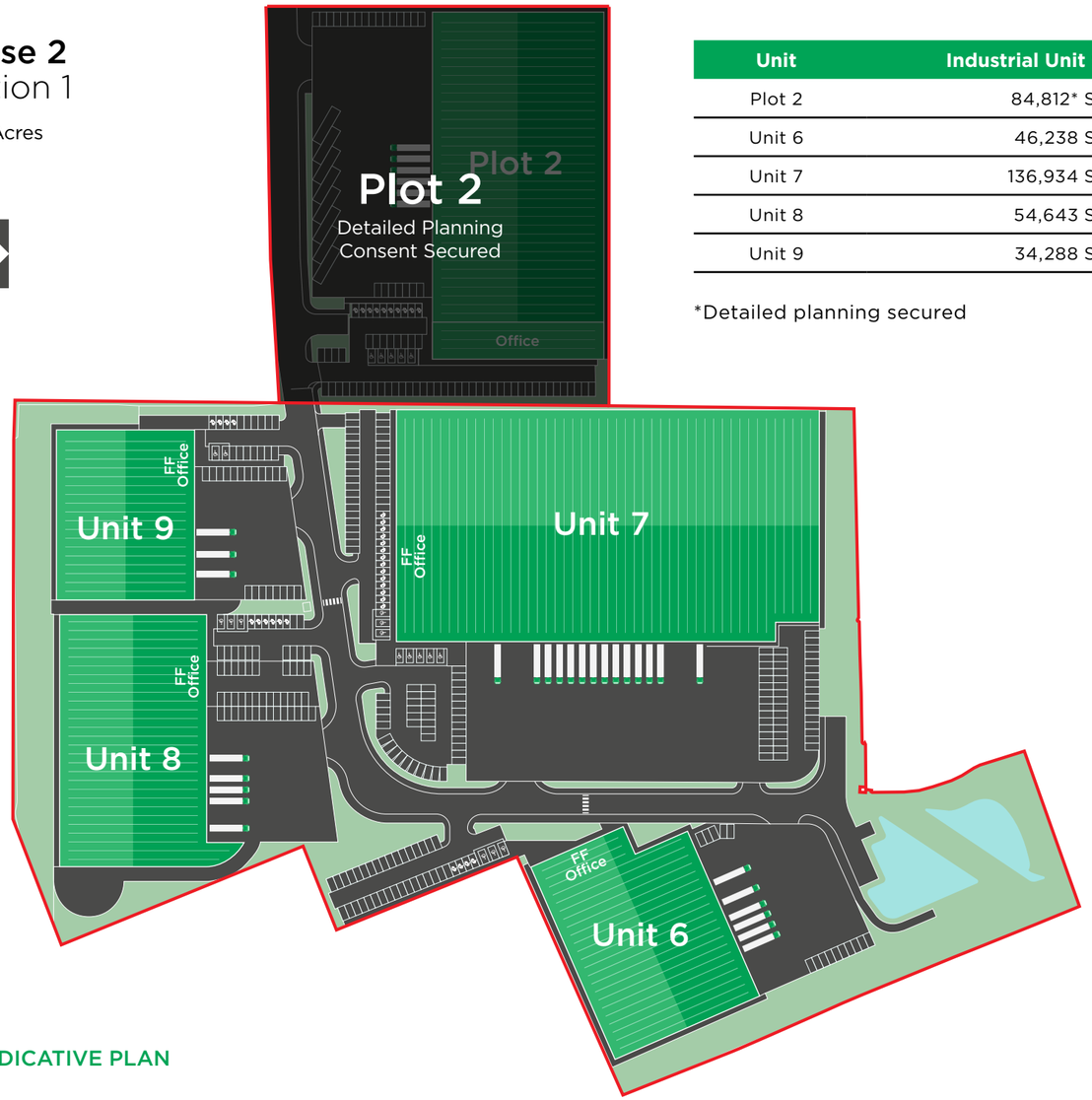
From 2MVA

Rooflights to 15%

Cycle & motorcycle parking

Phase 2
Option 1

15.74 Acres



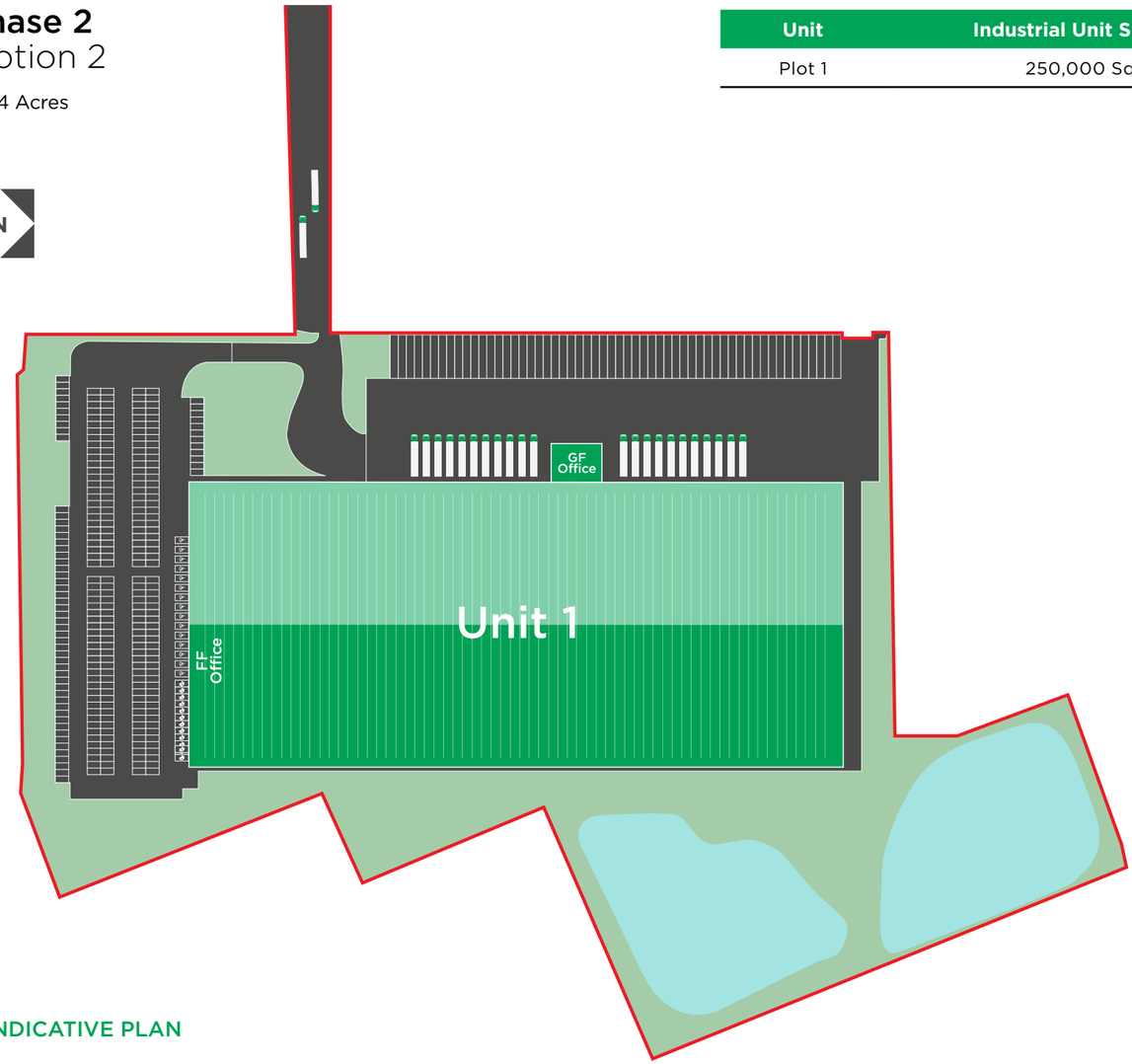
Unit	Industrial Unit Size
Plot 2	84,812* Sq Ft
Unit 6	46,238 Sq Ft
Unit 7	136,934 Sq Ft
Unit 8	54,643 Sq Ft
Unit 9	34,288 Sq Ft

*Detailed planning secured

INDICATIVE PLAN

Phase 2
Option 2

15.74 Acres



Unit	Industrial Unit Size
Plot 1	250,000 Sq Ft

INDICATIVE PLAN

Secure, self-contained plots

Plots available up to 15 acres

Up to 15m (subject to planning)

50kN/m2 floor loading

B2/B8 planning use

Fully fitted to upper floors

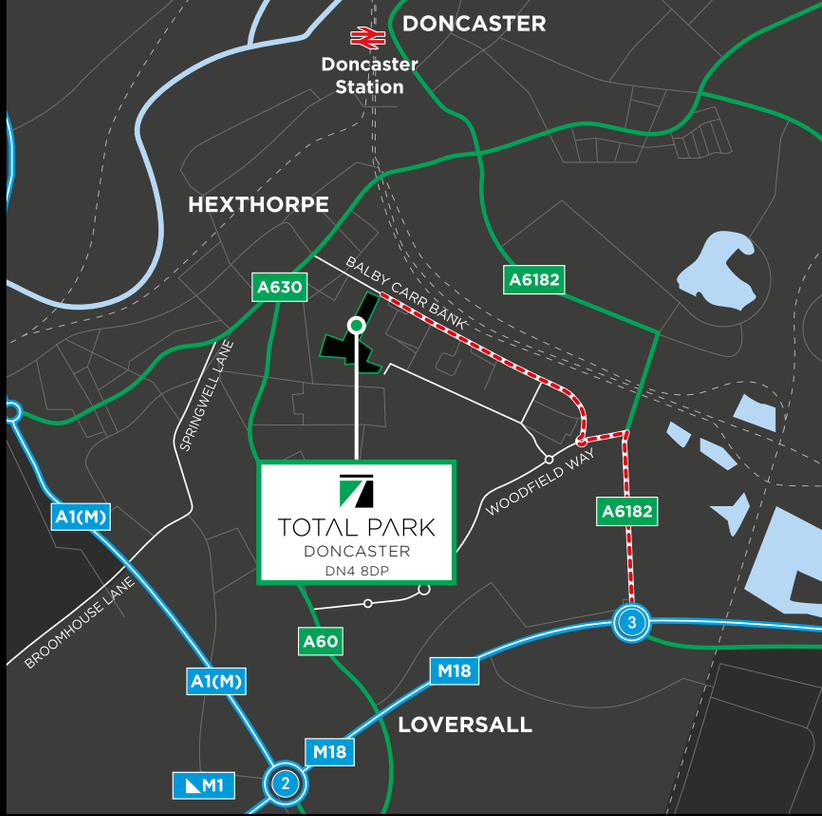
Extensive car parking

Car charging points

Minimum BREEAM Very Good

Target EPC A





LEADING LOGISTICS LOCATION

Destination	Distance	Time
M18 (J3)	1.5 miles	4 mins
Doncaster Train Station	1.5 miles	4 mins
Doncaster	2.0 miles	5 mins
A1(M)/M18 Intersection	3.0 miles	6 mins
Bentley Train Station	3.3 miles	8 mins
Kirk Sandall Train Station	8 miles	22 mins
Sheffield	15 miles	34 mins
Leeds	35 miles	58 mins
Port of Hull	49.2 miles	56 mins
Port of Immingham	50.3 miles	59 mins
Grimsby Port	52.9 miles	1 hour

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 and a half drive and London just over 3 hours away, Doncaster provides an ideal location for businesses that thrive on great connectivity.

QUOTING RENT / PRICE

Rent / prices are available on application.

FOR MORE INFORMATION PLEASE CONTACT:

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