UNIT 2 AERO CENTRE

DONCASTER SHEFFIELD AIRPORT
SOUTH YORKSHIRE
DN9 3GP



59,271 SQ FT (5,506 SQ M)

MODERN, FITTED
INDUSTRIAL / WAREHOUSE UNIT

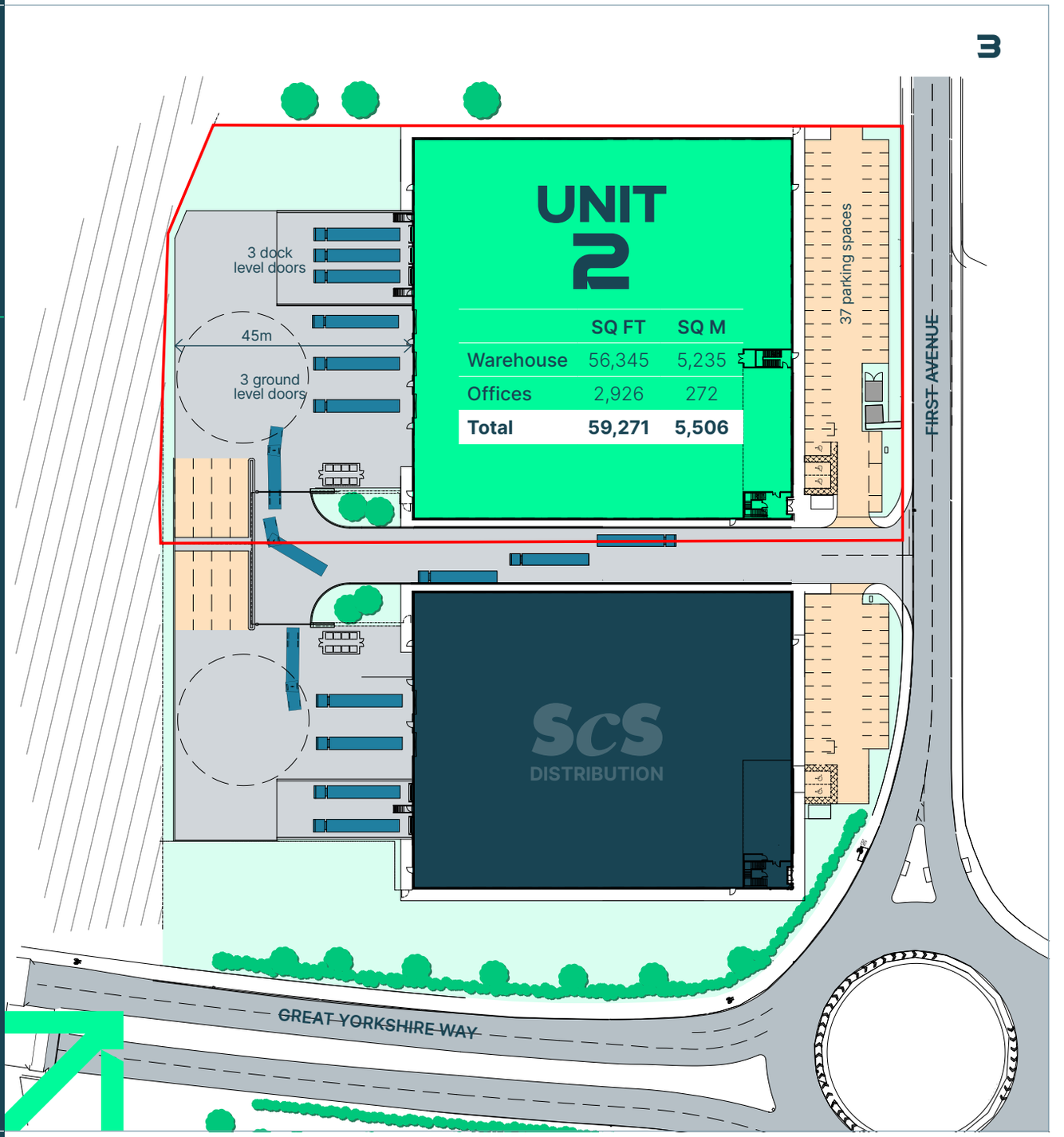
TO LET


UNIT 2
AERO CENTRE
DONCASTER SHEFFIELD AIRPORT
SOUTH YORKSHIRE
DN9 3GP
2
UNIT 2
LRS CERAMIC TILING
BUBBLE MAX
OPTIMUM FIRE & SECURITY
OLS
RUNFLAT SYSTEMS
M18 J3
GREAT YORKSHIRE WAY
ScS
FIRST AVENUE
RESCUE 2
SKANWEAR

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- 10m Eaves Height
- 3 Dock Level Doors
- 3 Ground Level Doors
- 45m Secure Yard
- 557 kVa Power Supply
- Warehouse fitted with LED Lighting
- Solar PV-power supply of 5.92kW each
- 37 Car Parking Spaces
- 50 kN/m² Floor Load
- B1C, B2 & B8 Building Use
- EPC 'A'
- 2 EV Chargers



UNIT 2

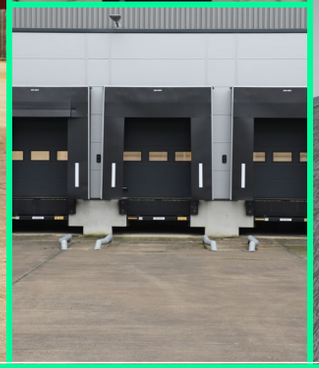
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LOCATION

- The scheme benefits from **easy access to the M18 at J3** via Great Yorkshire Way. The **M1, M180, A1(M) and M62 are also easily accessible.**
- **87%** of the UK population is reachable in **four hour's drive time.**
  (source: Business Doncaster)
- **Doncaster is an established location for logistics and industrial businesses** and benefits from a strong industrial heritage and an active and supportive local authority.

DRIVETIMES

Doncaster	6.5 miles	16 mins
Sheffield	25 miles	37 mins
Leeds	41 miles	52 mins
Nottingham	50 miles	64 mins

The Local Authority, Business Doncaster offers a range of incentives to eligible occupiers.

BUSINESS DONCASTER

The City of Doncaster Council has signed a 125-year lease that will help to ensure the future of the airport site with an ambition to return planes to the skies from the city.

This is expected to open from as early as 2026.

Click to view **Google Map**

What3Words: **whips.flattens.bolsters**





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