DONCASTER 130

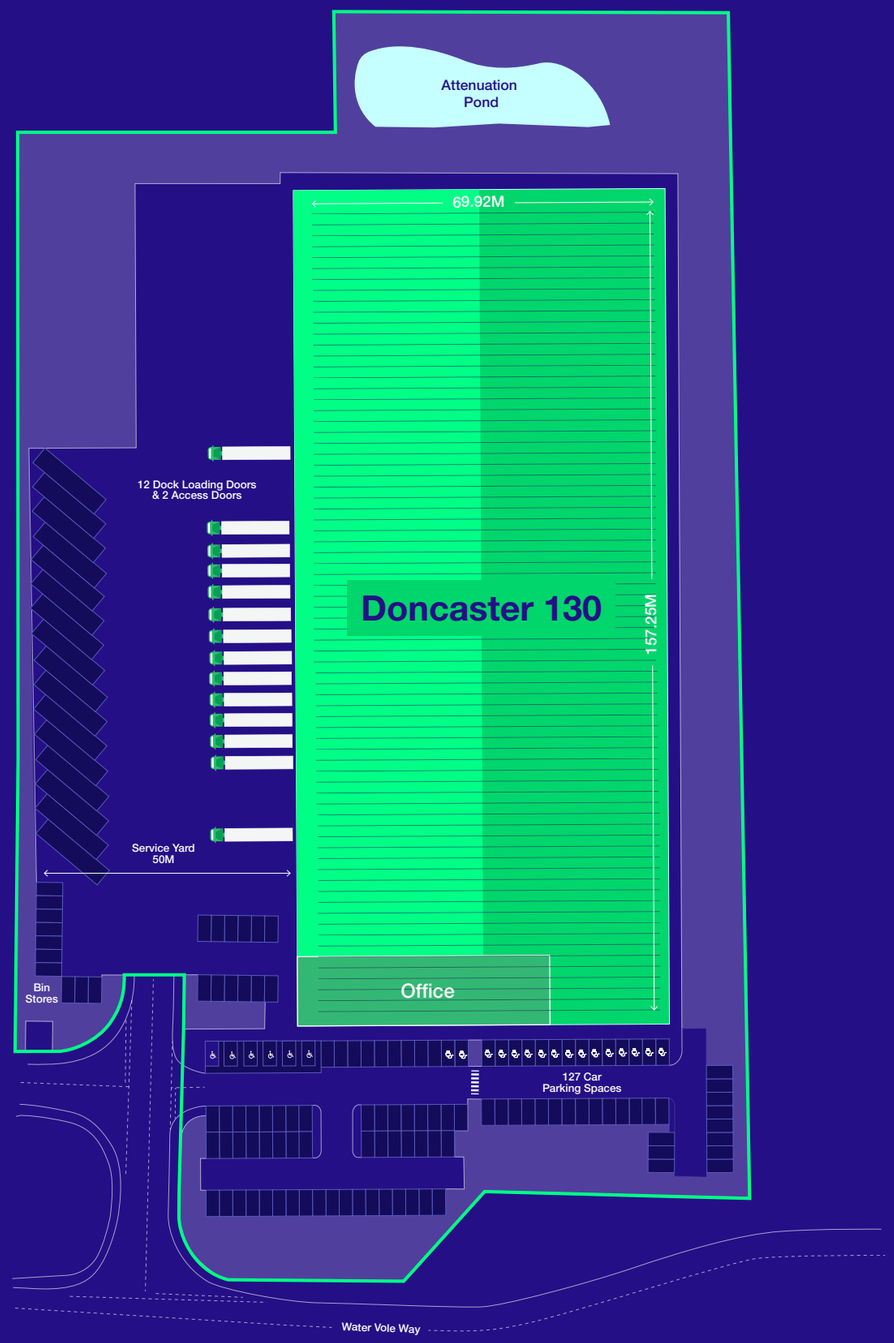
WATER VOLE WAY
DONCASTER
DN4 5JP

HIGH QUALITY INDUSTRIAL
WAREHOUSE UNIT
131,041 SQ FT

TO LET / FOR SALE
AVAILABLE NOW
FITOUT SOLUTIONS AVAILABLE

PRIME INDUSTRIAL HUB: NATIONALLY CONNECTED

Doncaster 130 is a premier industrial and logistics unit, strategically positioned to power regional and national supply chains. Located just 1.5 miles from M18 Junction 3 and 3 miles from the A1(M)/M18 interchange, the site provides immediate access to Sheffield, Leeds, and Manchester.



Doncaster 130	SQ FT	SQ M
Ground Floor	118,348	10,994.92
First Floor Office	6,161	572.35
First Floor Fire Exit	187	17.41
Second Floor Office	6,158	572.12
Second Floor Fire Exit	187	17.35
Total	**131,041**	**12,174.15**

ENGINEERED FOR EFFICIENCY AND SCALE

Combining high-capacity logistics features with an EPC A and BREEAM 'Very Good' rating to provide a sustainable, move-in-ready solution for modern business.

Yard Depth up to 50m

12.5m Haunch Height

12 Dock Level Access Doors

2 Level Access Doors

Secure Self-Contained Plot

Fitted Office Accommodation

50kN/m2 Floor Loading

BREEAM Very Good

EPC Rating A

127 Car Parking Spaces Including 16 EV Charging Spaces

Extensive Car Parking Spaces Min. 16 HGV Spaces

B2 & B8 Planning Use

1MVA Power Supply with Potential to Increase

Wide Aisle Racking Up to 12,318 Pallet Locations

Narrow Aisle Racking Up to 16,348 Pallet Locations

STRATEGICALLY POSITIONED FOR TALENT AND DISTRIBUTION

Doncaster 130 sits at the heart of a premier logistics network, offering immediate access to the UK's primary transport arteries and a high-capacity workforce.

Population Advantage:

A local population of 308,607, with access to 1.4 million people within a 30-minute drive.

Active Workforce:

Within a 30-minute drive-time, 57.7% of the catchment population aged 16+ are economically active.

Competitive Labour:

Average weekly pay in Doncaster is 8.22% lower than the national average, reducing operational costs.

Available Talent:

The region maintains a 3.2% unemployment rate, providing a consistent pool of available local personnel.

Source: NOMIS

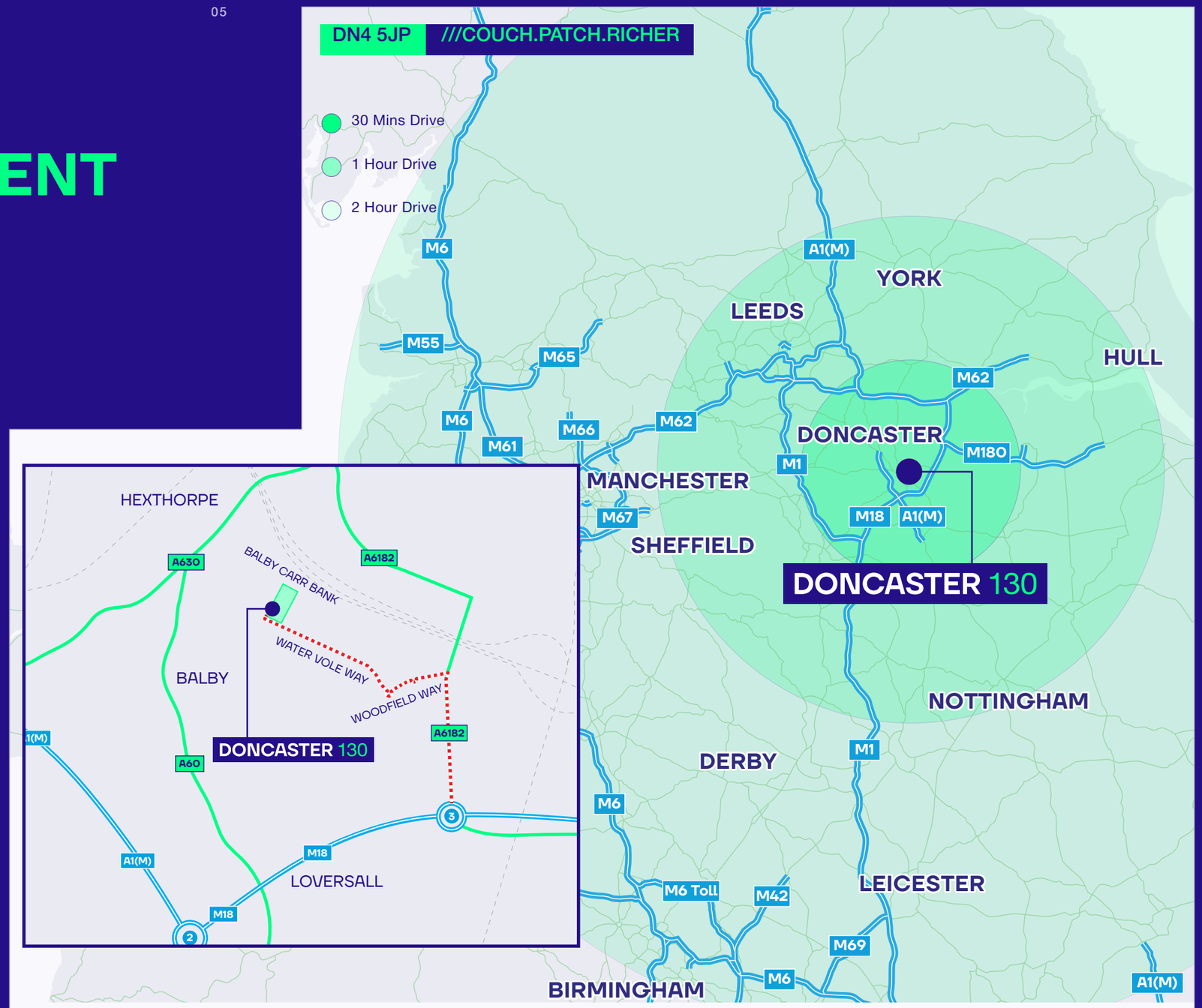
BUSINESS DONCASTER

SOUTH YORKSHIRE SYMCA MAYORAL COMBINED AUTHORITY

Total Park, Doncaster benefits from the support of Business Doncaster, the Council's dedicated inward investment team, committed to promoting a dynamic location with a wide range of development and investment opportunities for businesses of all sizes and sectors.

Business Doncaster offers access to free, independent and expert advice, along with tailored support and guidance, helping businesses achieve their objectives and accelerate growth plans.

For further information, contact Alex Dochery or Victoria Poppleton at info@businessdoncaster.com



Key Connection Points

Rail / Sea Ports	Distance
Doncaster Railport	2.2 miles
Doncaster iPort	3.5 miles
Goole Port	23.0 miles
Immingham Port	50.1 miles
Hull Port	51.1 miles

Cities & Major Towns	Distance
Doncaster	2 miles
Sheffield	15 miles
Leeds	35 miles
Nottingham	47 miles

Airports	Distance
Doncaster Sheffield Airport (Opening 26/27)	2 miles
Leeds Bradford Airport	55 miles
East Midlands Airport	55 miles

FOR MORE INFORMATION CONTACT:

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