PHOENIX PARK

A1M
M18

Refurbishment Underway
Available From Q1 2027
Units from 14,635 to 548,205 Sq Ft
To Let

SMART SPACE,
SMARTER COST

DN11 9HE

SMART SPACE, SMARTER COST

Phoenix Park comprises a range of newly refurbished industrial/warehouse premises.

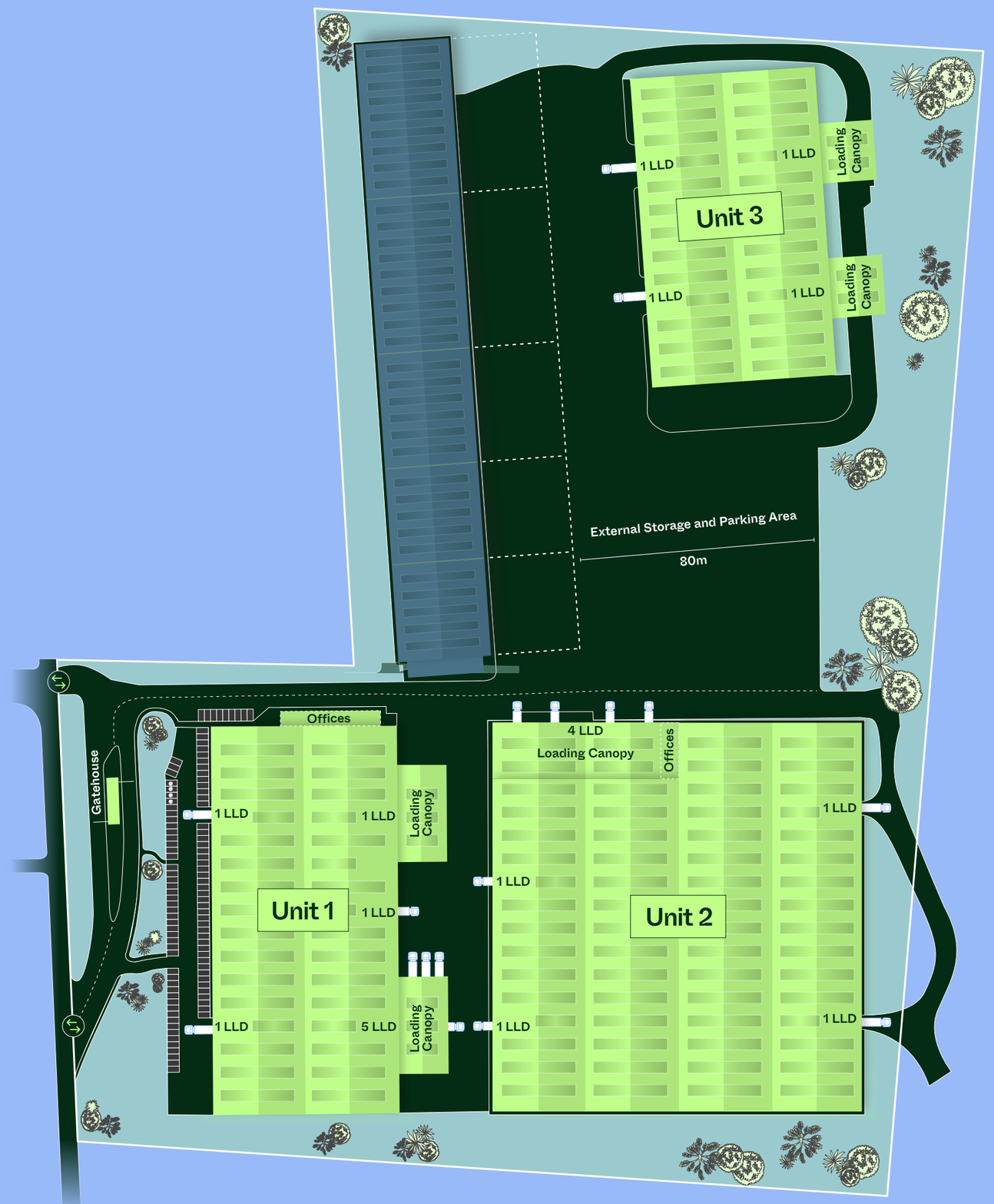
- Competitively priced, budget-conscious space
- Refreshed workspace
- Flexible external storage
- Strategic access to M18 & A1(M)

BUILT AROUND YOUR BUSINESS

- Safety Lighting Installed
- Generous external areas for parking and storage
- Ancillary Office Accommodation
- Steel Frame Construction
- EPC B
- Separate HGV Parking
- Up to 2 MVA of Power
- Level Access Loading Doors
- Demised Car Parking Spaces

All units are to be refurbished, and are of steel frame construction, with office space, level access loading and demised parking for both cars and HGVs.

	Sq Ft	Sq M	Level Loading Doors	Eaves Height	Status
Unit 1	129,956	12,073	9	5.95m	To Let
Unit 2	221,892	20,615	8	Up to 8m	To Let
Unit 3	98,601	9,160	4	6m	To Let
Total	**450,449**	**41,848**			

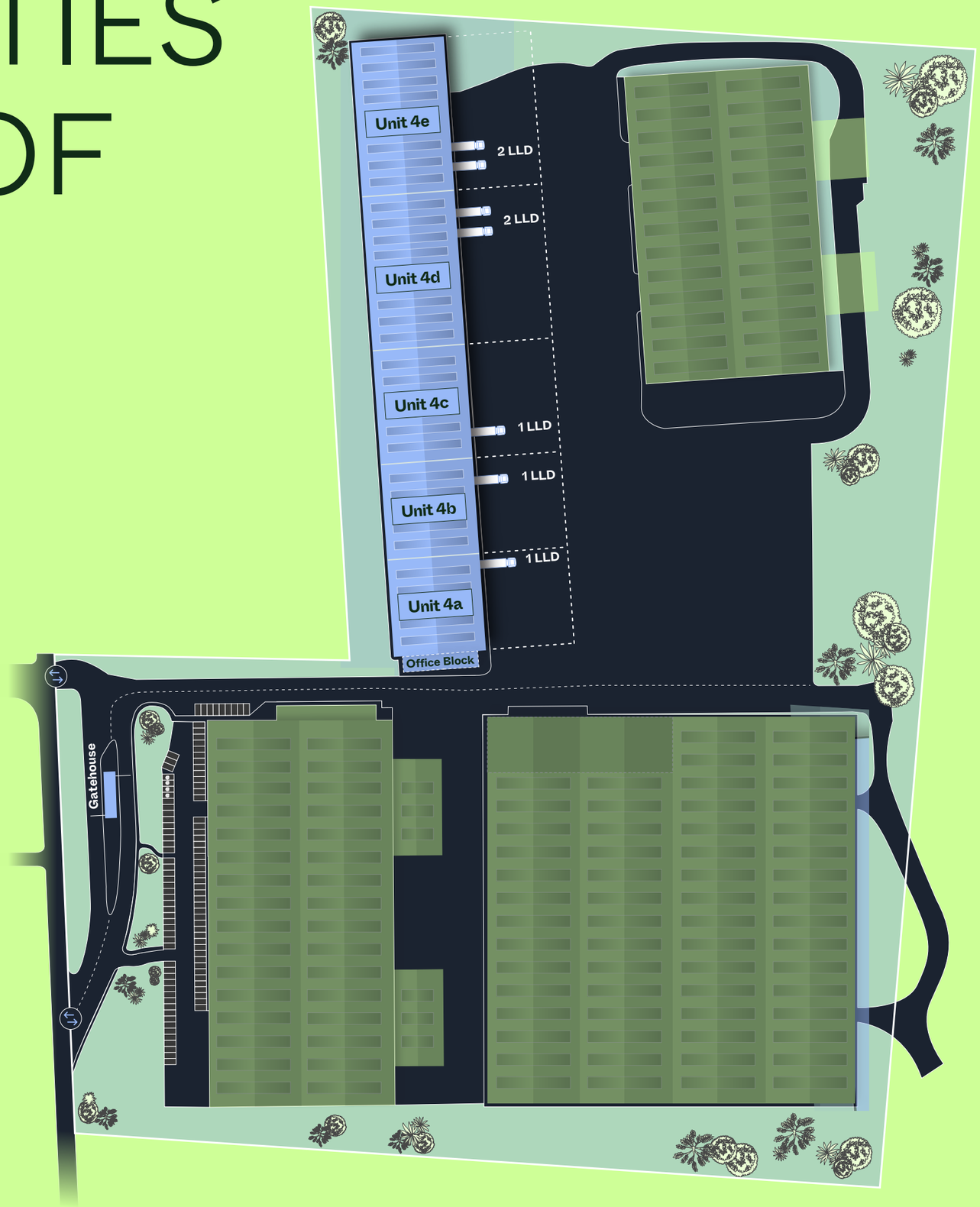


FLEXIBLE FACILITIES UNDER ONE ROOF

- Safety Lighting Installed
- Generous Yard Areas
- Flexible Office Accommodation up to 3,445 sq ft
- Steel Frame Construction
- EPC B
- Up to 4.5m Eaves Height
- Separate HGV Parking
- Up to 2 MVA of Power
- Level Access Loading Doors
- Demised Car Parking Spaces

Units can be combined to create a larger floor area as required.

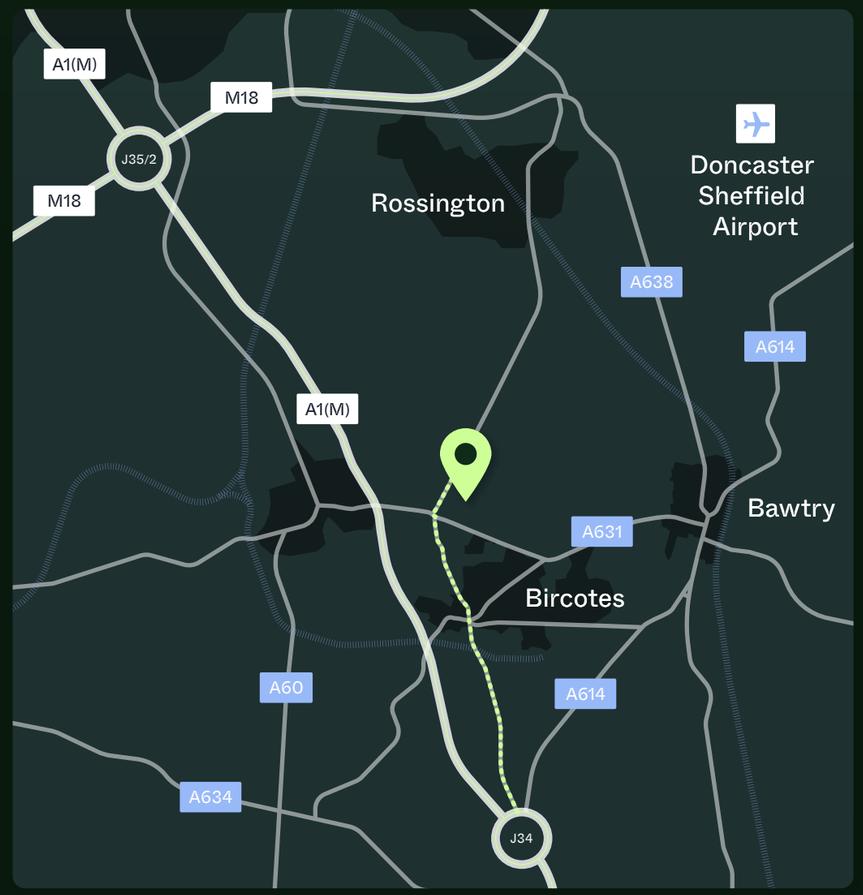
	Sq Ft	Sq M	Status
Unit 4A	14,635	1,359	To Let
Unit 4B	14,706	1,366	To Let
Unit 4C	17,473	1,623	To Let
Unit 4D	23,783	2,210	To Let
Unit 4E	23,714	2,203	To Let
Separate offices	3,445	320	To Let
Total	**97,756**	**9,081**	



STRATEGIC ACCESS VIA M18 & A1(M)

The site is situated approximately 7 miles from Doncaster, a key logistics hub. Junction 34 of the A1(M) lies just 4 miles to the south, providing direct access to the national motorway network and strong connectivity to major UK and international distribution routes. Consequently, a number of major occupiers such as Ikea, Amazon, Next plc, DHL and Lidl have chosen Doncaster as the central distribution hub for their national supply chain networks.

The location also benefits from excellent access to air freight and passenger connections. In addition to regional and international airports across Yorkshire and the East Midlands, Doncaster Sheffield Airport is scheduled to reopen from 2027, further strengthening the area's long-term connectivity and supporting future business growth.



Roads	Miles	Mins
A1 [M]	4	9
M18 J3	7	13
M1 J32	12	18
M62 J35	22	26
Airports	**Miles**	**Mins**
Doncaster	6	12
East Midlands	60	66
Rail	**Miles**	**Mins**
Doncaster iPort	6	11
Doncaster Station	9	20
Docks	**Miles**	**Mins**
Goole	28	35
Immingham	53	60
Hull	56	62
City	**Miles**	**Mins**
Doncaster	7	21
Sheffield	21	42
Nottingham	51	67
Manchester	80	1.5 hrs
London	165	3 hrs

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9HE

CBRE

Mike Baugh
+44 (0) 7785 284 994
mike.baugh@cbre.com

Danielle Raunjak
+44 (0) 7714 145 984
danielle.raunjak@cbre.com

Eve Murphy
+44 (0) 07345 481 201
eve.murphy@cbre.com

CPP
COMMERCIAL PROPERTY PARTNERS

Ed Norris
+44 (0) 7711 319 339
ed@cpp.uk

Toby Vernon
+44 (0) 7872 377 228
toby@cpp.uk

ESR

Chris Beer
+44 (0) 7443 707 954
chris.beer@esr.eu.com

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01302 735 555
info@businessdoncaster.com

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