

INDUSTRIAL / WAREHOUSE TO LET

MODE 18

Doncaster, Bankwood Lane, New Rossington, DN11 0PS

PRE-LET / PRE-SALE OPPORTUNITY UP TO 425,000 SQ FT

50,000 TO 425,000 SQ FT (4,645.15 TO 39,483.79 SQ M)

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DETAILS

DESCRIPTION

Mode 18 is a 50 acre development site ideally located at J3 M18. Following the successful letting to Amazon, 25 acres remain available for development. Allocated for employment use in the Local Plan, outline planning permission is in place for B1, B2 and B8 units with unrestricted height. Occupiers requirements can be delivered within 15 months from agreement of terms. Land is also available to let or for sale. A new access road will directly link the site to the Great Yorkshire Way and the M18 J3. A new drivethru restaurant and garage are planned. Intermodal rail facilities are just a 5 minute HGV drive away at iPort, while Doncaster Sheffield Airport is less than 10 minutes away.

ACCOMMODATION

KEY FEATURES

- 25 acre development site
- Unrestricted height
- 4.5 MVA
- Can accomodate units from 50,000 sq ft
- B2 / B8 consent

OUTGOINGS

- **Rates:**
- **Service charge:** n/a

LOCATION



Mode 18 occupies a central location in the UK's motorway network. It provides direct access to the M1, A1(M) and M18 North-South motorways, and the M62 and M180 East- West motorways. This brings most of the country's major conurbations within easy reach, along with the main east and west coast ports.

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