J6 M18 & J35 M62 | THORNE

# DONCASTER NORTH
INDUSTRIAL & LOGISTICS PARK

developments WILTON

# READY TO GO

## FREEHOLD AND LEASEHOLD
## 3.5m sq ft

**RESERVED MATTERS AND HIGHWAYS CONSENTS IN PLACE**

**SAVING YOU UP TO 18 MONTHS ON YOUR BUILD TIMELINE**



DONCASTERNORTH.COM

AN ACTIVE WORKFORCE OF

**3.2M**

PEOPLE WITHIN 60 MINUTES

M62 J35
7 min 5 miles

A614

M18

M18 J6

M180 J1
7 min 3 miles

# OUTSTANDING LOCATION

**DONCASTER NORTH is a premium industrial and logistics development of 3.5m sq ft. The site has 2.3m sq ft ready to go with reserved matters and highways consents in place.**

With direct access to J6 M18 and close proximity to J35 M62, Doncaster North is perfectly positioned to serve both local markets and the wider UK network.




## MILLI+

**MILLI+** is a 49 acre plot that can offer a single high-spec warehouse of up to 1.15million sq ft. Benefitting from a leading specification and sustainability standards, Milli+ can be tailored to align with an individual occupiers needs.




**Freehold** and **Leasehold**

# 3.5m sq ft

**Ready to go with reserved matters and highways consents in place for 2.3m sq ft.**

**DONCASTER NORTH** sits in a landscaped setting which includes almost 10 acres of green amenity space. There is 3.5km perimeter amenity path - for walking, jogging, or cycling - giving the opportunity to take active breaks during the workday.

A host of well known amenities are situated just a two-minute drive from Doncaster North. This includes a selection of popular fast-food outlets, a local pub and a major supermarket.



**ACCOMMODATION** (All figures GIA)

**WITH RESERVED MATTERS CONSENT**

| UNIT | WAREHOUSE SQ FT | OFFICE SQ FT | **TOTAL SQ FT** | **TOTAL SQ M** |
|---|---|---|---|---|
| **1** | 19,750 | 2,000 | **21,750** | **2,021** |
| **2** | 56,750 | 4,750 | **61,500** | **5,713** |
| **3** | 100,000 | 6,500 | **106,500** | **9,894** |
| **4** | 161,000 | 9,000 | **170,000** | **15,793** |

| UNIT | WAREHOUSE SQ FT | OFFICE SQ FT | **TOTAL SQ FT** | **TOTAL SQ M** |
|---|---|---|---|---|
| **5** | 122,000 | 7,500 | **129,500** | **12,031** |
| **6** | 268,500 | 15,500 | **284,000** | **26,384** |
| **7** | 354,000 | 18,500 | **372,500** | **34,606** |
| **8** | 1,090,000 | 60,000 | **1,150,000** | **106,838** |

**WITH OUTLINE CONSENT**

| UNIT | WAREHOUSE SQ FT | OFFICE SQ FT | **TOTAL SQ FT** | **TOTAL SQ M** |
|---|---|---|---|---|
| **9** | 125,099 | 9,450 | **135,549** | **12,500** |
| **10** | 81,000 | 6,135 | **87,135** | **8,095** |
| **11** | 103,010 | 7,750 | **110,760** | **10,290** |
| **12** | 82,880 | 6,243 | **89,123** | **8,280** |

| UNIT | WAREHOUSE SQ FT | OFFICE SQ FT | **TOTAL SQ FT** | **TOTAL SQ M** |
|---|---|---|---|---|
| **13** | 200,210 | 15,070 | **215,280** | **20,000** |
| **14** | 75,350 | 5,700 | **81,050** | **7,530** |
| **15** | 110,124 | 7,030 | **117,154** | **10,884** |




**8m - 31m** Clear Height

Up to **55m** Yard Depth

**Dock Doors** Standard and Euro

Up to **80 kN/m²** Floor Loading

**Secure** Yards

**Air source** Heat Pumps

Up to **120 kN/m²** Point Loading

Minimum **Excellent** BREEAM®

**EPC A** Rating

**EV** Charging

**12%** Roof Lights

**100%** Solar PVs Achievable

**Open Plan** Office Layout

Smart Control **LED Lighting**




/// SELF.RECORD.OBTAIN POSTCODE: DN8 4JD

DRIVE TIMES

| ROAD | MINS | MILES |
|---|---|---|
| M18 J6 | 1 | 0.5 |
| M180 J1 | 5 | 3 |
| M62 J35 | 7 | 5 |

| RAIL | | |
|---|---|---|
| THORNE NORTH | 4 | 1 |
| THORNE SOUTH | 8 | 2 |
| IPORT | 22 | 14 |
| FREIGHTLINER DONCASTER | 25 | 14 |
| DONCASTER STATION | 28 | 16 |

| PORTS | MINS | MILES |
|---|---|---|
| GOOLE | 15 | 10 |
| HULL | 45 | 36 |
| IMMINGHAM | 45 | 41 |
| GRIMSBY | 47 | 44 |

| AIR | | |
|---|---|---|
| DONCASTER SHEFFIELD | 20 | 13 |
| HUMBERSIDE | 30 | 31 |
| LEEDS BRADFORD | 55 | 44 |
| EAST MIDLANDS | 60 | 66 |

A BUS FACILITY WILL LINK THE SITE TO **THORNE NORTH TRAIN STATION**

WITHIN 60 MINUTES OF

**2 RAIL FREIGHT HUBS**
**4 PORTS**
**4 AIRPORTS**

Source: Google Maps

BUSINESS DONCASTER

For business incentives and assistance contact **Alex Dochery** or **Ian Guy** on 01302 735555

**DONCASTERNORTH.COM**


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