



# TOTAL PARK DONCASTER

DONCASTER, BALBY CARR BANK  
DN4 8DP  [AWAIT.LITTLE.TRICKS](https://www.await.littletricks.co.uk)

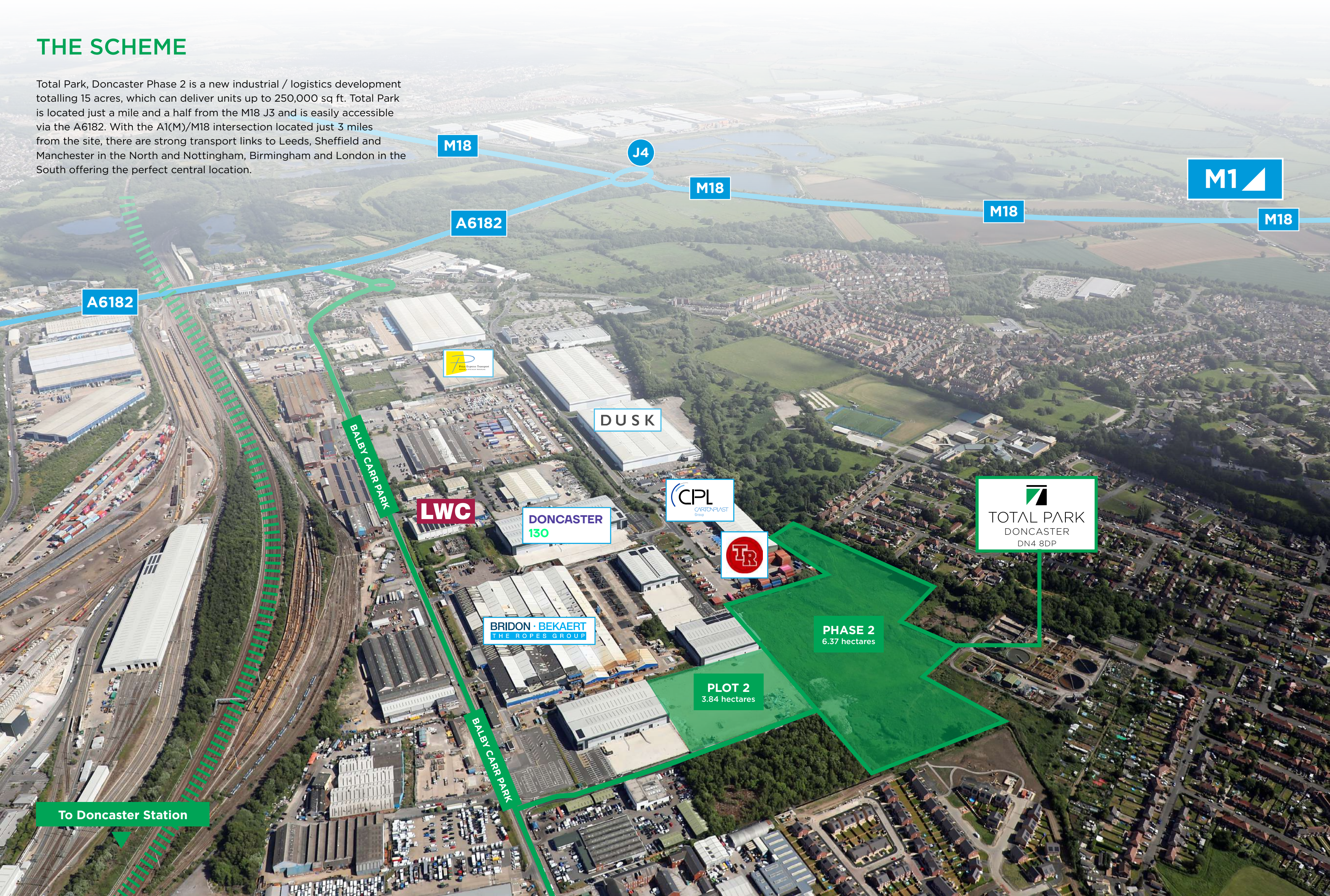
## INDUSTRIAL / WAREHOUSE BUILD TO SUIT OPPORTUNITIES PHASE 2

UP TO 250,000 SQ FT  
TO LET / FOR SALE



# THE SCHEME

Total Park, Doncaster Phase 2 is a new industrial / logistics development totalling 15 acres, which can deliver units up to 250,000 sq ft. Total Park is located just a mile and a half from the M18 J3 and is easily accessible via the A6182. With the A1(M)/M18 intersection located just 3 miles from the site, there are strong transport links to Leeds, Sheffield and Manchester in the North and Nottingham, Birmingham and London in the South offering the perfect central location.





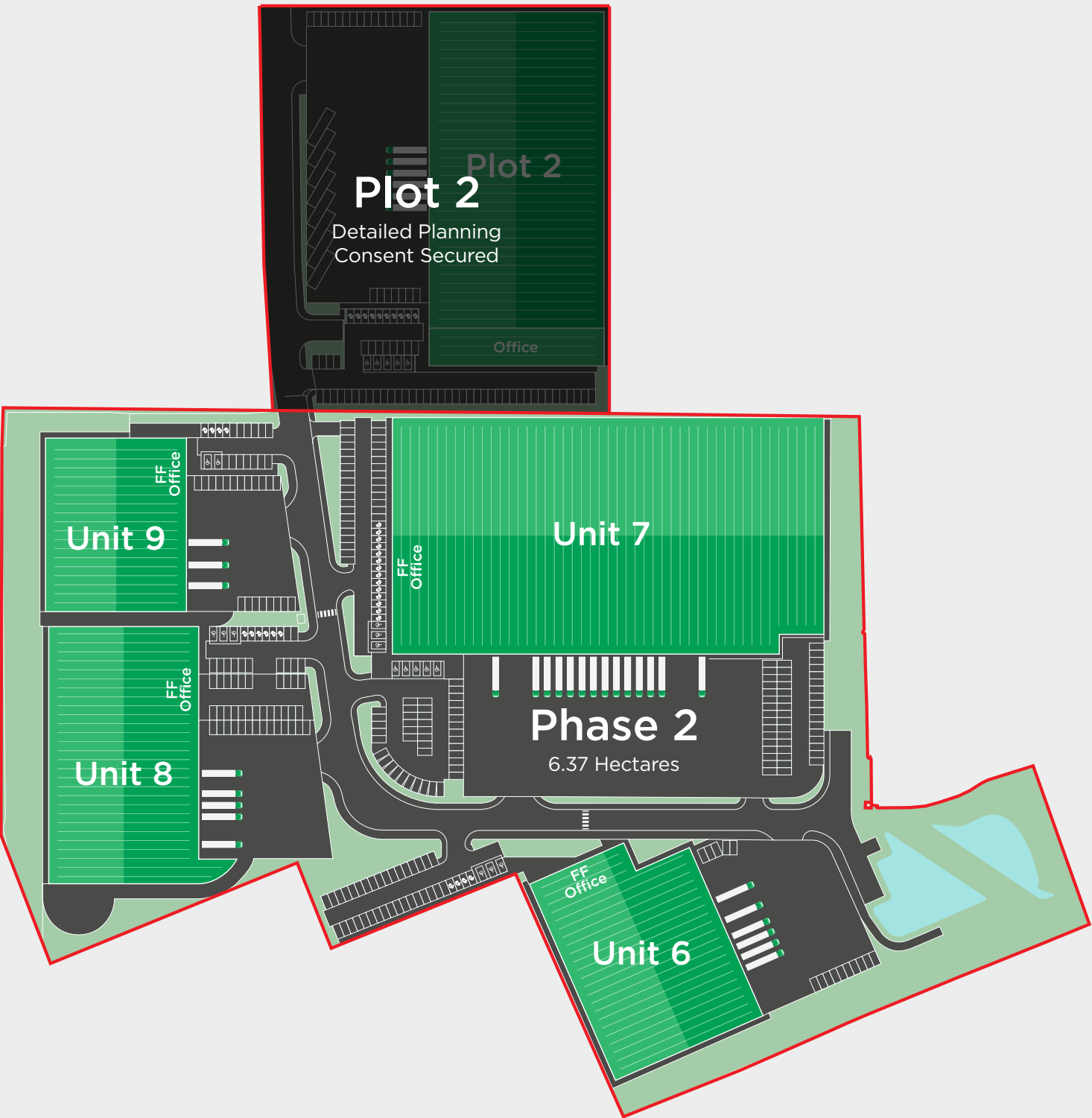
# UNITS UP TO 250,000 SQ FT CAN BE DELIVERED ON A BESPOKE BASIS.

The indicative layout demonstrates how the unit sizes could be provided but occupier's specific requirements can also be accommodated.

## PHASE 2 INDICATIVE PLAN

| Unit   | Industrial Unit Size |
|--------|----------------------|
| Plot 2 | 84,812*              |
| Unit 6 | 46,238               |
| Unit 7 | 136,934              |
| Unit 8 | 54,643               |
| Unit 9 | 34,288               |

\*Detailed planning secured



## EXTERNAL



Secure, self-contained plots



Plots available up to 15 acres



Car charging points



Extensive car parking



Cycle & motorcycle parking

## WAREHOUSE



Up to 15m (subject to planning)



50kN/m2 floor loading



B2/B8 planning use



Rooflights to 15%



Up to 1 MVA with potential to increase

## OFFICE



Fully fitted to upper floors

## ENVIRONMENTAL



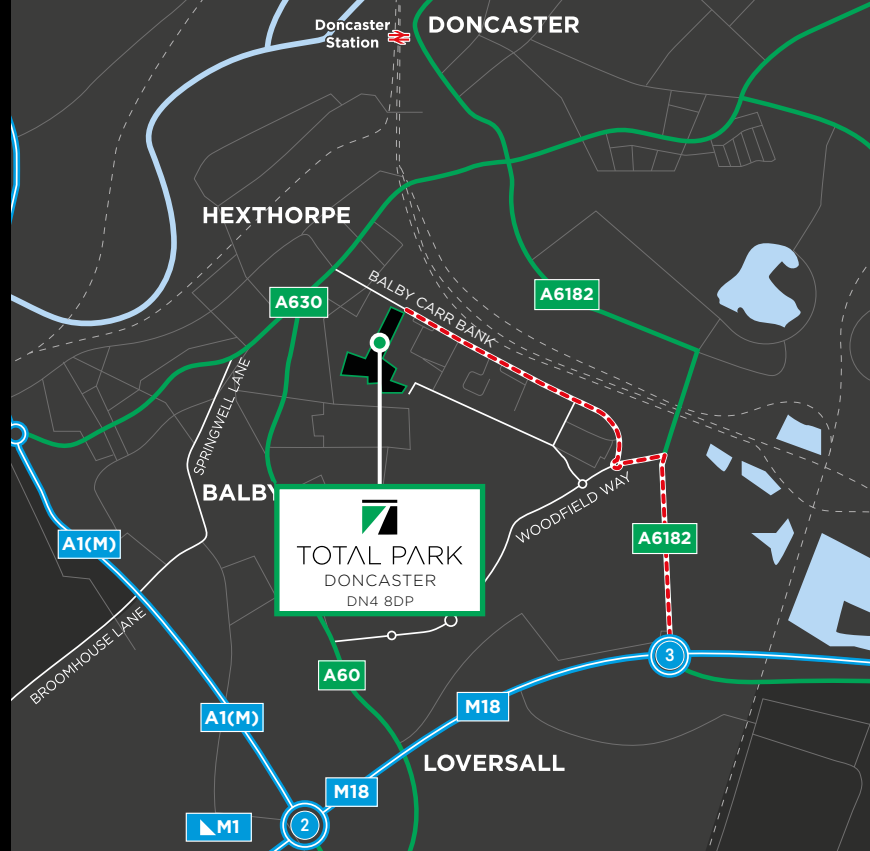
Minimum BREEAM Very Good



Target EPC A



INDICATIVE IMAGE



## LEADING LOGISTICS LOCATION

| Destination                | Distance   | Time    |
|----------------------------|------------|---------|
| M18 (J3)                   | 1.5 miles  | 4 mins  |
| Doncaster Train Station    | 1.5 miles  | 4 mins  |
| Doncaster                  | 2.0 miles  | 5 mins  |
| A1(M)/M18 Intersection     | 3.0 miles  | 6 mins  |
| Bentley Train Station      | 3.3 miles  | 8 mins  |
| Kirk Sandall Train Station | 8 miles    | 22 mins |
| Sheffield                  | 15 miles   | 34 mins |
| Leeds                      | 35 miles   | 58 mins |
| Port of Hull               | 49.2 miles | 56 mins |
| Port of Immingham          | 50.3 miles | 59 mins |
| Grimsby Port               | 52.9 miles | 1 hour  |

Occupiers at Total Park Doncaster are ideally situated for nationwide logistics coverage and access to overseas markets. The site is only 3.5 miles from iPort rail which provides immediate access to the national rail network and rail links to all the country's deep sea ports within 7 hours. It is also under an hour from East coast ports, such as Immingham and there is access to the European markets, with Central Germany, Northern Italy, and French terminals reachable in 30, 36 and 24 hours respectively.

The UK's largest dedicated air cargo operation, handling 440,000 tonnes of cargo per year, at East Midlands airport, is within an hour of the site by road. It is a hub for companies such as DHL, FedEx and UPS. With cities, such as Manchester and Birmingham within an hour a half drive and London just over 3 hours away, Doncaster provides an ideal location for businesses that thrive on great connectivity.

### QUOTING RENT

Rent available on application.

FOR MORE INFORMATION PLEASE CONTACT:



**Joe Salisbury**  
07809 399 946  
joe.salisbury@m1agency.co.uk

**Andy Hall**  
07824 525 821  
andy.hall@m1agency.co.uk



**Daniel Walker**  
07920 151 117  
daniel@gvproperty.co.uk

**Andrew Gent**  
07793 551 634  
andrew@gvproperty.co.uk

**Tom Goode**  
07583 120 180  
tomg@gvproperty.co.uk



**Danielle Raunjak**  
07714 145 984  
danielle.raunjak@cbre.com

**Mike Baugh**  
07785 284 994  
mike.baugh@cbre.com



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