



# TOTAL PARK DONCASTER

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

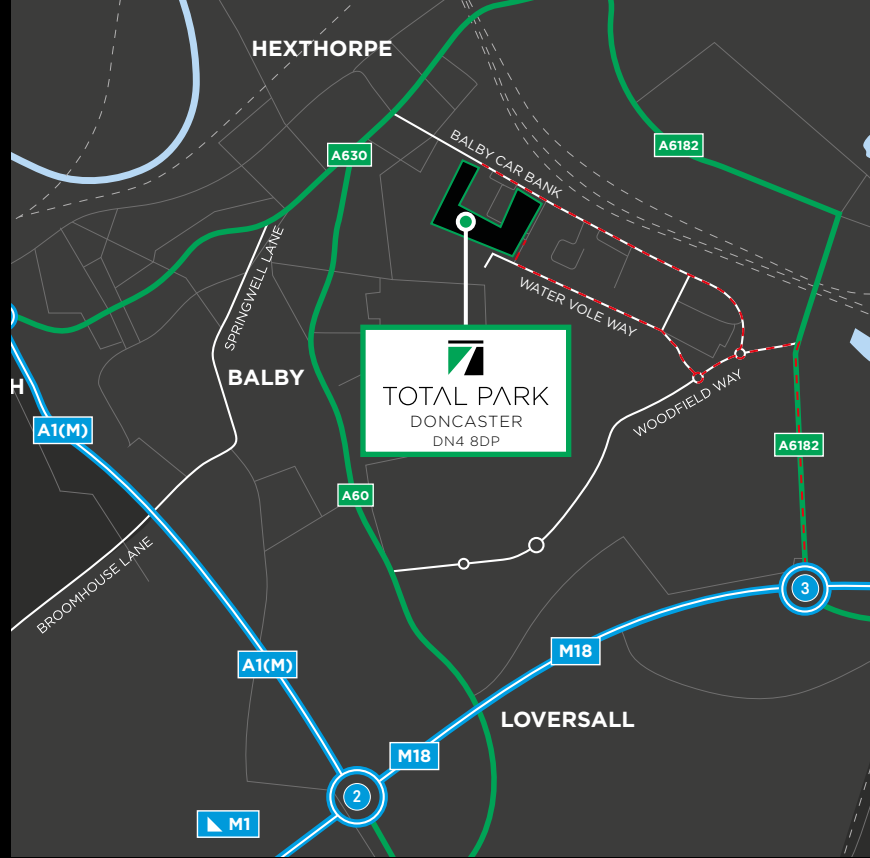
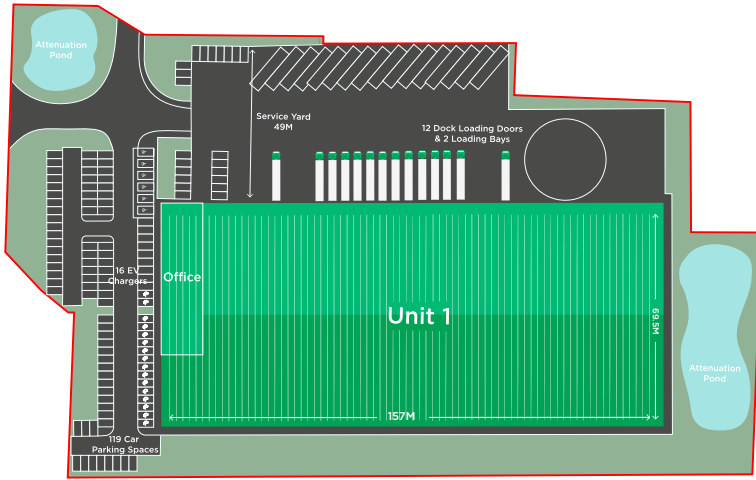
## HIGH QUALITY INDUSTRIAL WAREHOUSE UNIT

129,319 SQ FT

UNIT 1 - AVAILABLE APRIL 2026  
TO LET / FOR SALE



Unit 1	SQ FT	SQ M
Ground Floor	117,454	10,911.81
First Floor Office	5,932	551.18
Second Floor Office	5,932	551.18
<b>Total</b>	<b>129,319</b>	<b>12,014.13</b>



Secure, self-contained plots



15m Clear Height



12 Dock Level & 2 Level Access Doors



119 Car Parking Spaces



Yard depth 49m



500 kVa Power



Extensive car parking



50kN/m2 floor loading



BREEAM 'Very Good'



Energy Performance Certificate (EPC Rating) A

## LEADING LOGISTICS LOCATION

Destination	Distance	Time
M18 (J3)	1.5 miles	4 mins
Doncaster	2.0 miles	5 mins
A1(M)/M18 Intersection	3.0 miles	6 mins
Sheffield	15 miles	34 mins
Leeds	35 miles	58 mins
Manchester	58.3 miles	1 hour 20 mins
Birmingham	93 miles	1 hour 25 mins

FOR MORE INFORMATION PLEASE CONTACT:



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