



TOTAL PARK  
DONCASTER

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

**HIGH QUALITY INDUSTRIAL /  
DISTRIBUTION WAREHOUSES  
RANGING FROM**

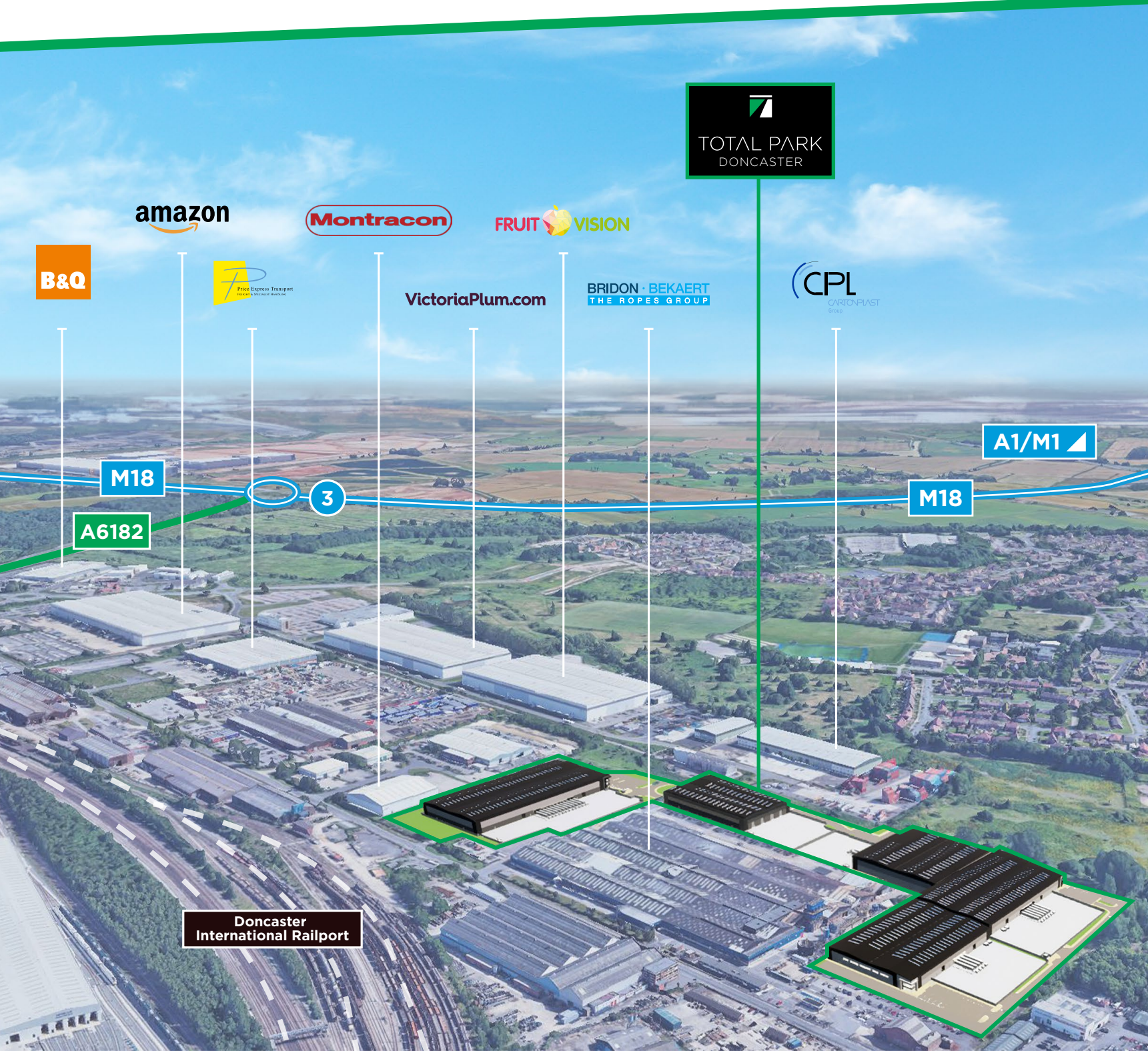
43,589 - 129,319 SQ FT

**AVAILABLE FROM DECEMBER 2024  
TO LET**



# THE SCHEME

Total Park, Doncaster is a new industrial / logistics development of 5 units totalling 378,191 sq ft, with units from 43,589 - 129,319 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. Doncaster is the location of choice for many. It is an established and leading logistics hub attracting occupiers such as Amazon, Tesco's, Screwfix, and IKEA.



## SUSTAINABILITY

The scheme has adopted the Be Lean, Be Clean, Be Green energy hierarchy whereby the following measures are to be implemented;



### BE LEAN

- High performance building fabric envelope via enhanced U-values to reduce heating demand
- High performance windows via solar controlled glazing to reduce cooling demand
- Low building air permeability to reduce heating demand
- Warehouse roof lights to ensure adequate daylight



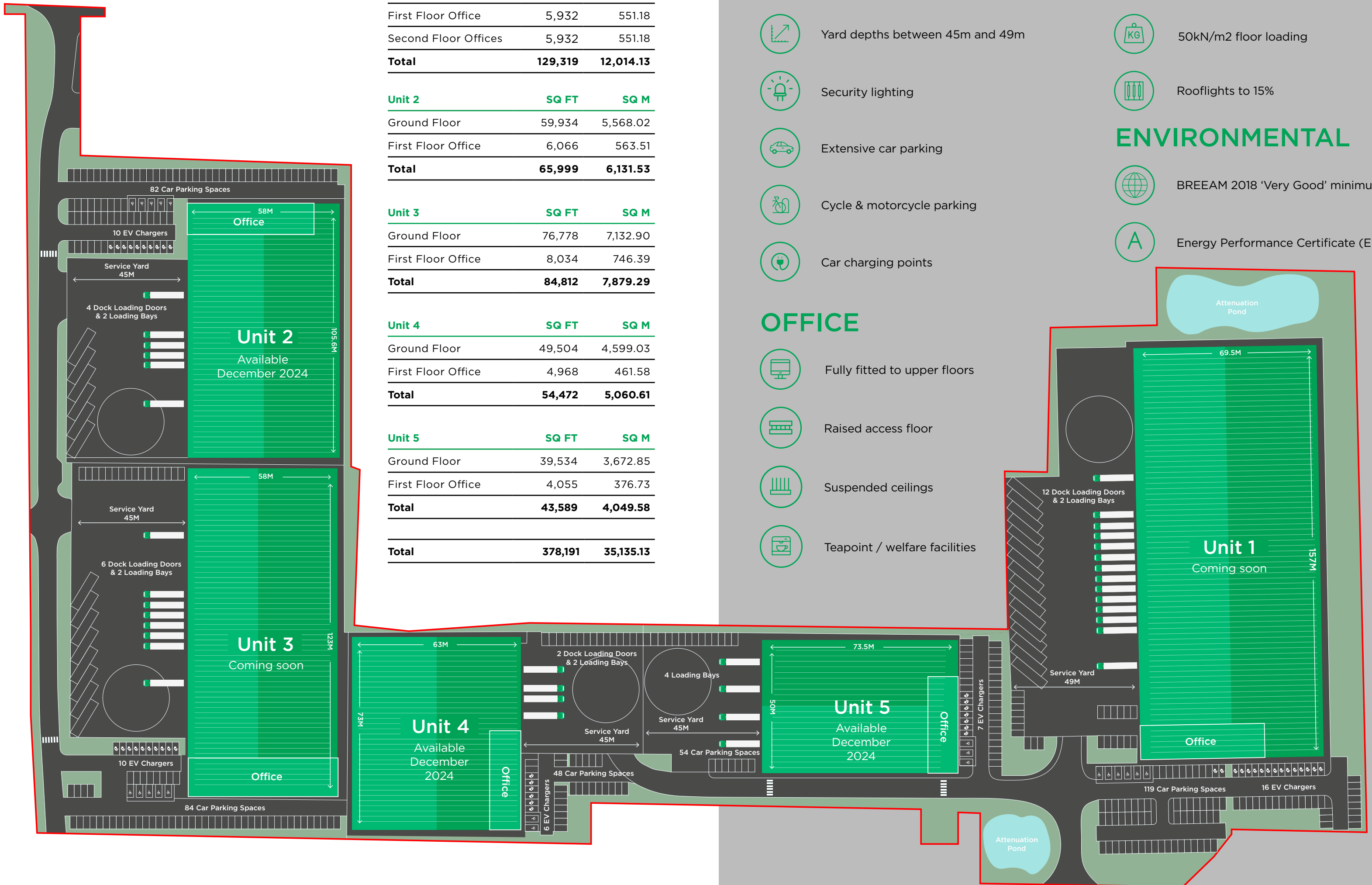
### BE CLEAN

- High efficiency heating and cooling system via VRF air conditioning
- Motion sensed high efficiency LED lighting and lighting controls to the offices
- Heat recovery ventilation



### BE GREEN

- Provision of photovoltaic solar panels



## ACCOMMODATION

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

Unit 2	SQ FT	SQ M
Ground Floor	59,934	5,568.02
First Floor Office	6,066	563.51
<b>Total</b>	<b>65,999</b>	<b>6,131.53</b>

Unit 3	SQ FT	SQ M
Ground Floor	76,778	7,132.90
First Floor Office	8,034	746.39
<b>Total</b>	<b>84,812</b>	<b>7,879.29</b>

Unit 4	SQ FT	SQ M
Ground Floor	49,504	4,599.03
First Floor Office	4,968	461.58
<b>Total</b>	<b>54,472</b>	<b>5,060.61</b>

Unit 5	SQ FT	SQ M
Ground Floor	39,534	3,672.85
First Floor Office	4,055	376.73
<b>Total</b>	<b>43,589</b>	<b>4,049.58</b>

<b>Total</b>	<b>378,191</b>	<b>35,135.13</b>
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## EXTERNAL

- Secure, self-contained plots
- Yard depths between 45m and 49m
- Security lighting
- Extensive car parking
- Cycle & motorcycle parking
- Car charging points

## WAREHOUSE

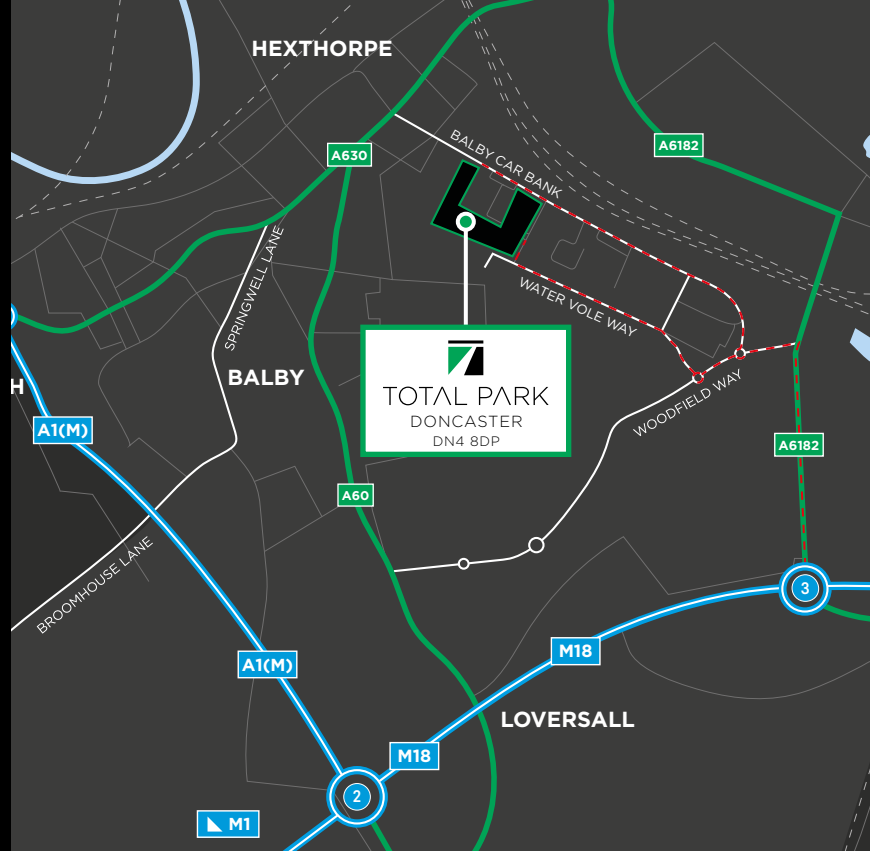
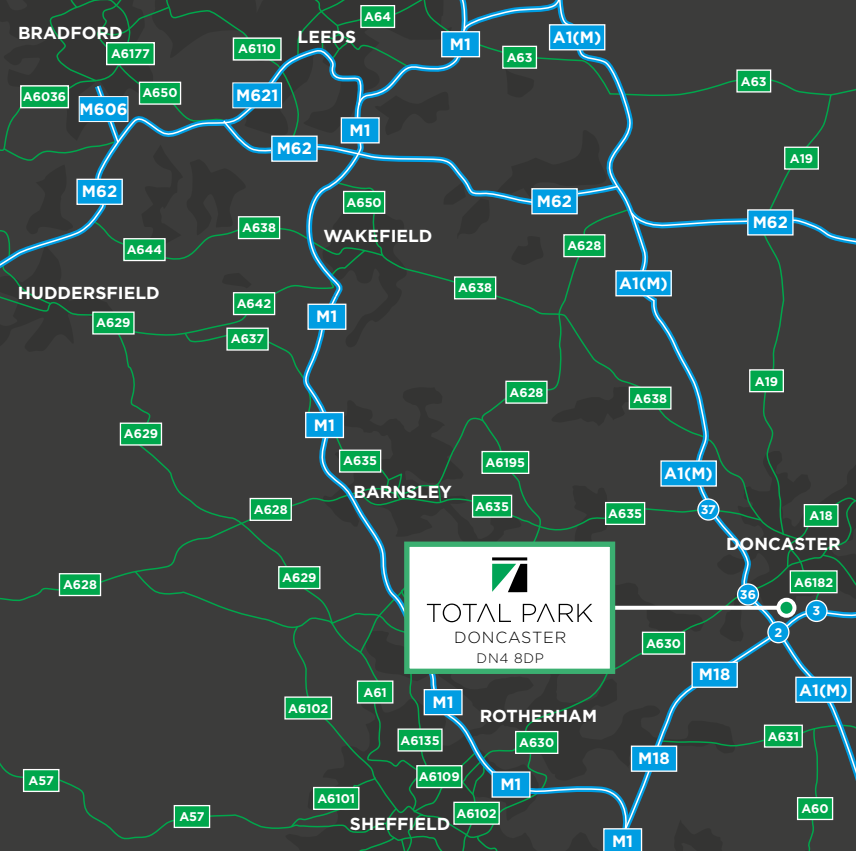
- Clear height of 10-15m
- 50kN/m2 floor loading
- Rooflights to 15%

## ENVIRONMENTAL

- BREEAM 2018 'Very Good' minimum standard
- Energy Performance Certificate (EPC Rating) A

## OFFICE

- Fully fitted to upper floors
- Raised access floor
- Suspended ceilings
- Teapoint / welfare facilities



## 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

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:



**Henry Watson**  
0795 126 7446  
henry.watson@m1agency.co.uk

**Andy Hall**  
0782 452 5821  
andy.hall@m1agency.co.uk



**Daniel Walker**  
0792 015 1117  
daniel@gvproperty.co.uk

**Andrew Gent**  
0779 355 1634  
andrew@gvproperty.co.uk

