



TOTAL PARK DONCASTER

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

HIGH QUALITY INDUSTRIAL WAREHOUSE UNIT

66,738 SQ FT

UNIT 1 - AVAILABLE NOW
TO LET / FOR SALE



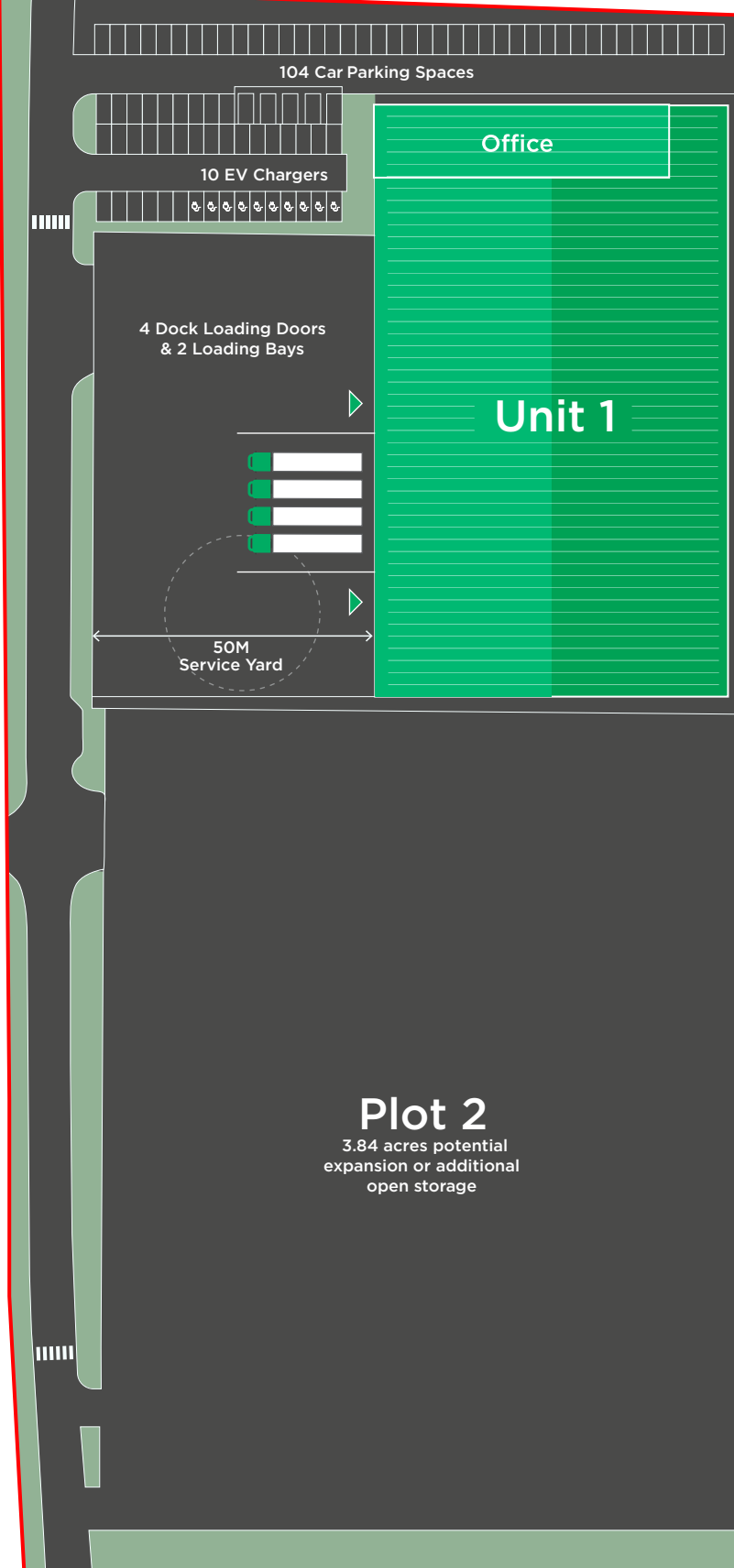
THE SCHEME

Total Park, Doncaster is a new industrial logistics development available for occupation immediately. 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, Screwfix, and IKEA.



ACCOMMODATION

Unit 1	SQ FT	SQ M
Warehouse	60,660	5,636.51
First Floor Office	6,078	564.66
Total	66,738	6,200.17



WAREHOUSE

- Clear height of 10m
- 50kN/m2 floor loading
- Rooflights to 15%
- 2 level access loading doors
- 4 dock level doors
- 500 kVA of power with potential to increase
- EPC A

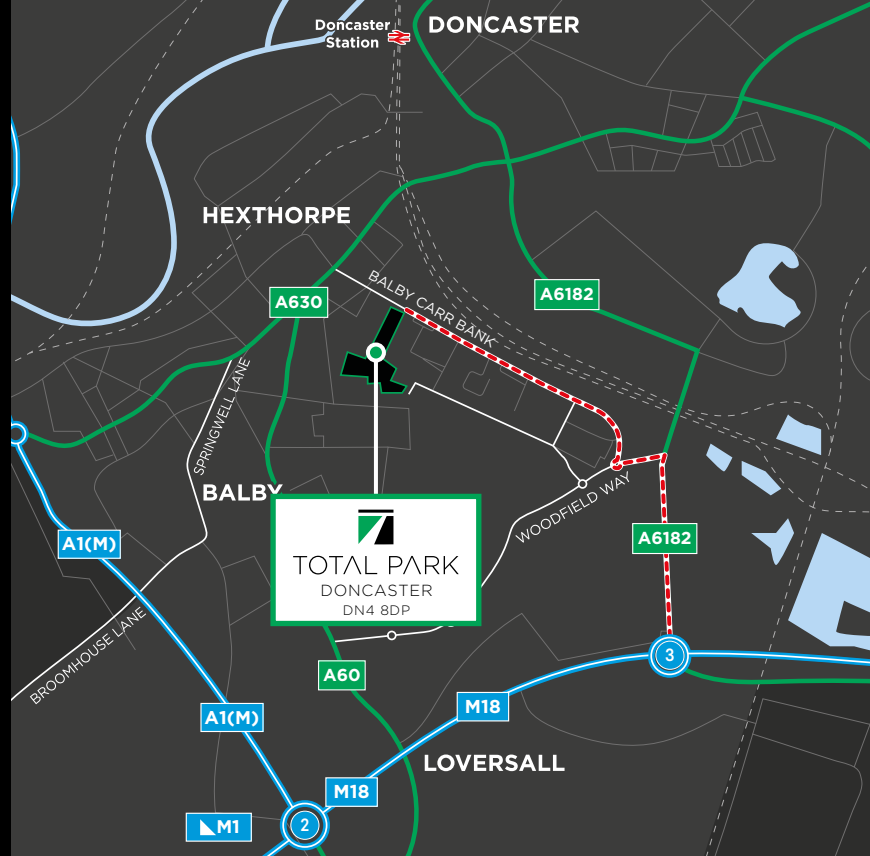
EXTERNAL

- Secure, self contained yard
- Yard depth up to 50m
- Security lighting
- 104 car parking spaces including 10 EV charging spaces
- Cycle & motorcycle parking
- B2/B8 Planning Use

OFFICE

- Fully fitted office space

Plot 2
3.84 acres potential expansion or additional open storage



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



FOR MORE INFORMATION PLEASE CONTACT:



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