

DONCASTER 191

ergo.
Logistics

UNITY, DONCASTER, DN8 5GS

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ON SITE NOW - PRACTICAL COMPLETION Q4 2023

TO LET

NEW INDUSTRIAL / LOGISTICS UNIT
OF 191,000 SQ FT (17,743.9 SQ M)

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UNITY, DONCASTER, DN8 5GS - JUNCTION 5, M18

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Overview

Doncaster 191 comprises a brand new, industrial / distribution unit available from Q4 2023. The unit will be of steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roof, designed to meet the modern occupier requirements.

Features

BREEAM® VERY GOOD



EPC TARGET
RATING - A



50KN FLOOR
LOADING



FITTED OFFICE
ACCOMMODATION



56M DEPTH
SECURE YARD



15M TO UNDERSIDE
OF HAUNCH

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Building Specification

DONCASTER 191

Ground Floor Warehouse
181,700 Sq Ft (16,880.48 Sq M)

Ground Floor Offices
4,650 Sq Ft (432.00 Sq M)

First Floor Offices
4,650 Sq Ft (432.00 Sq M)

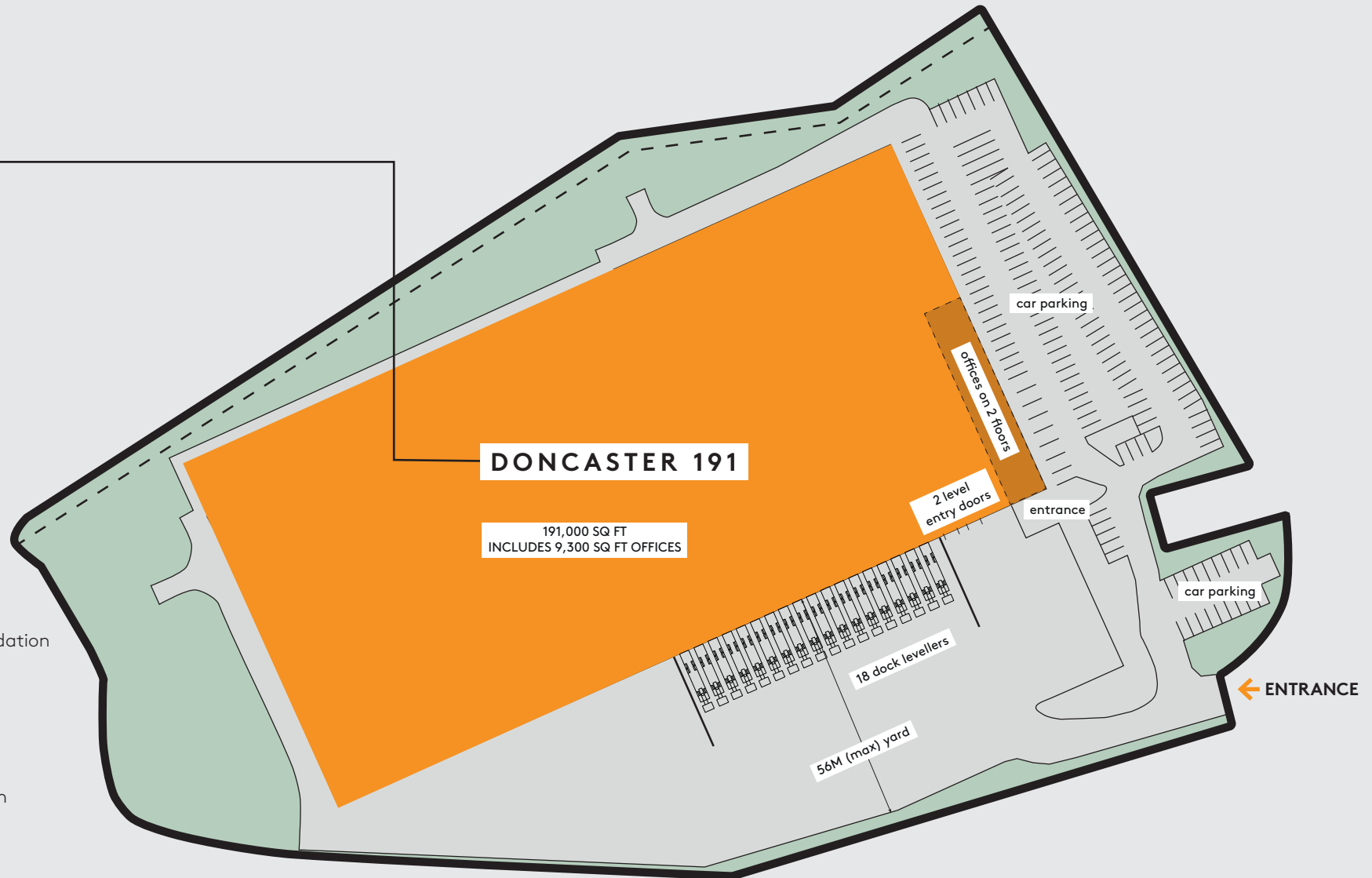
Total GIA
191,000 Sq Ft (17,743.9 Sq M)

Specification

- 50kn floor loading
- 15m underside haunch
- 2 ground level loading doors
- 18 dock level loading doors
- 2 storey fitted office accommodation
- 560kva power supply
- 165 car parking spaces
- 8 trailer spaces
- 18 EV parking spaces
- Grade A offices
- VRF heating and cooling system

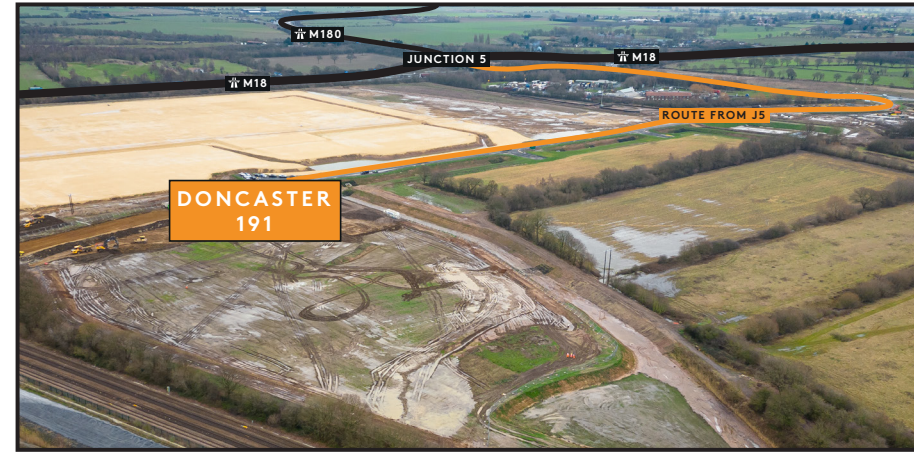
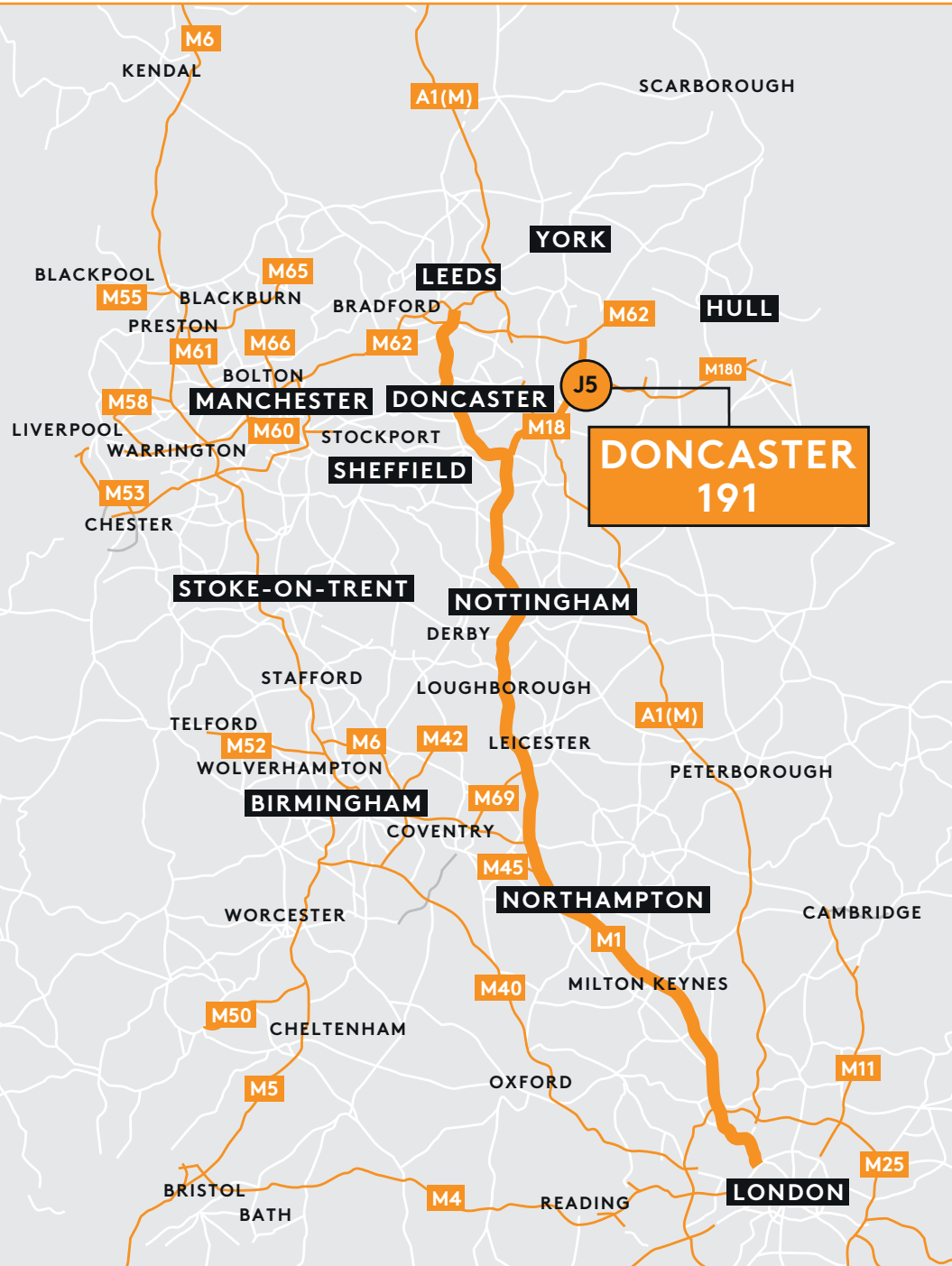
KEY

- Development boundary
- Proposed warehouse building



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Location

Doncaster 191 is part of the Unity development, strategically located with immediate and direct access to **Junction 5 of the M18** which in turn provides unrivalled links to the wider motorway network, including the M180, M62 and A1(M).

Doncaster town centre is approximately 7.5 miles away, Sheffield is 22 miles to the south-west, Leeds is approximately 33 miles away and London 170 miles away.

Doncaster 191 is ideally located for logistics use given its central location with 87% of the UK population within 4.5 hour drive.

Rail freight access is available at iPort Doncaster and Doncaster Railport. The east coast ports of Immingham and Hull are within an hour's drive.

Drive times

| LOCATION | MILES | MINS |
|------------|-------|---------|
| DONCASTER | 7.5 | 16 |
| SHEFFIELD | 22 | 35 |
| LEEDS | 33 | 45 |
| NOTTINGHAM | 51 | 60 |
| BIRMINGHAM | 103 | 1hr 40 |
| LIVERPOOL | 104 | 1 hr 50 |
| LONDON | 170 | 3hrs 20 |

| AIRPORTS | MILES | MINS |
|----------------|-------|--------|
| LEEDS BRADFORD | 48 | 60 |
| EAST MIDLANDS | 64 | 60 |
| MANCHESTER | 87 | 1hr 25 |
| BIRMINGHAM | 98 | 1hr 30 |

| PORTS | MILES | MINS |
|-----------|-------|------|
| IMMINGHAM | 36 | 40 |
| HULL | 40 | 45 |

Planning

The unit has planning consent for the Use Classes E, B2 and/or B8.

Legal Costs

Each party to bear their own legal costs incurred in any transactions.

Contact

EPC

An EPC Certificate will be provided on completion.

VAT

All figures are subject to VAT where applicable.

Services

All mains services of electricity, gas and water will be connected to the building.

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.



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