



TOTAL PARK DONCASTER

DONCASTER, BALBY CARR BANK
DN4 5JP  [BRAVE.GLORY.INTRO](https://brave.glory.intro)

HIGH QUALITY INDUSTRIAL / DISTRIBUTION WAREHOUSES RANGING FROM

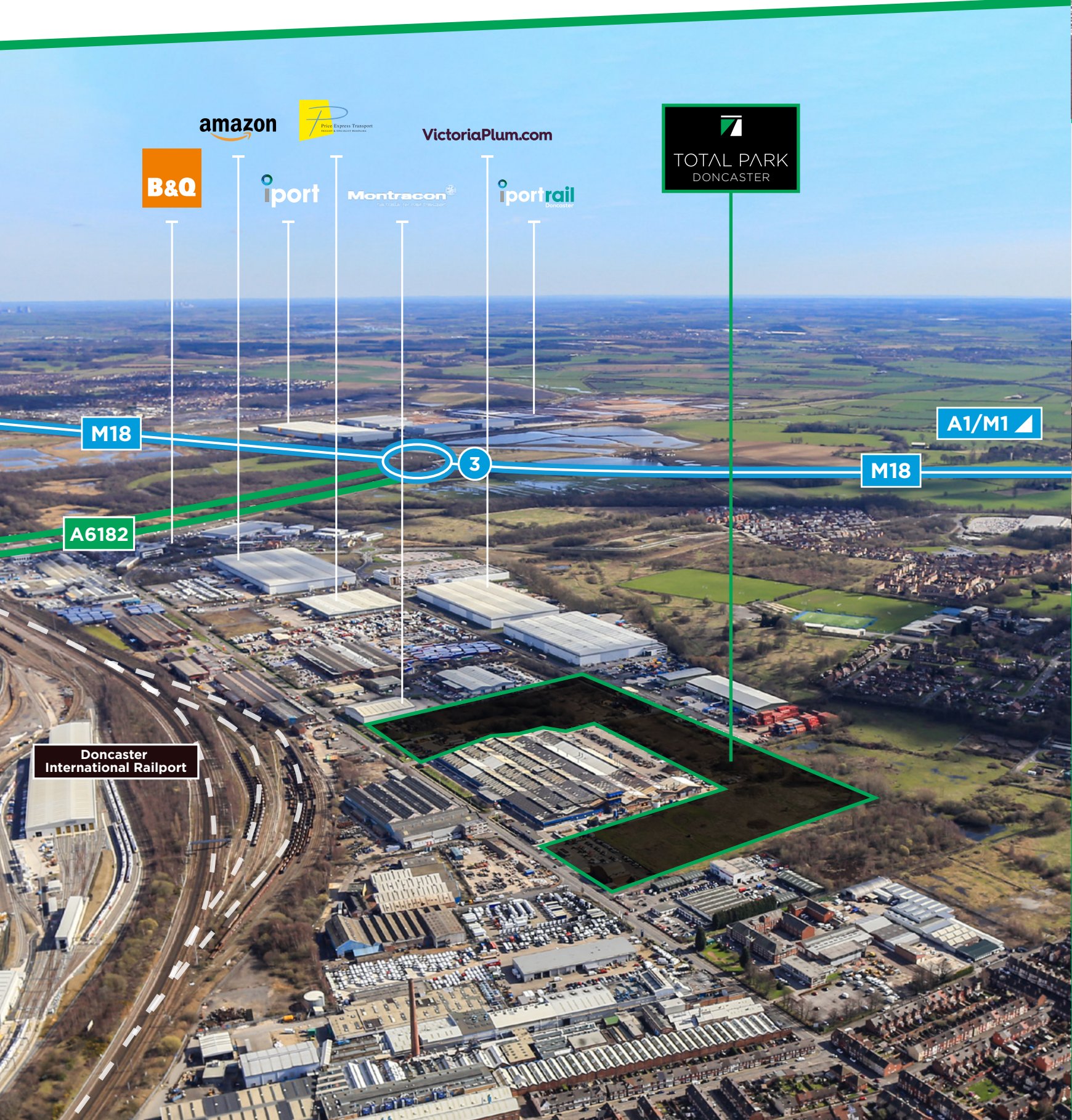
43,525 - 128,945 SQ FT

TO LET Q4 2023



THE SCHEME

Total Park, Doncaster is a new industrial / logistics development of 5 units totalling 376,419 sq ft, with units from 43,525 - 128,945 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 is strong transport links to Leeds, Sheffield and Manchester in the North and Nottingham, Birmingham and London in the South offering a perfect central location. Doncaster is a proven location and has since established itself as a leading logistics location, 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



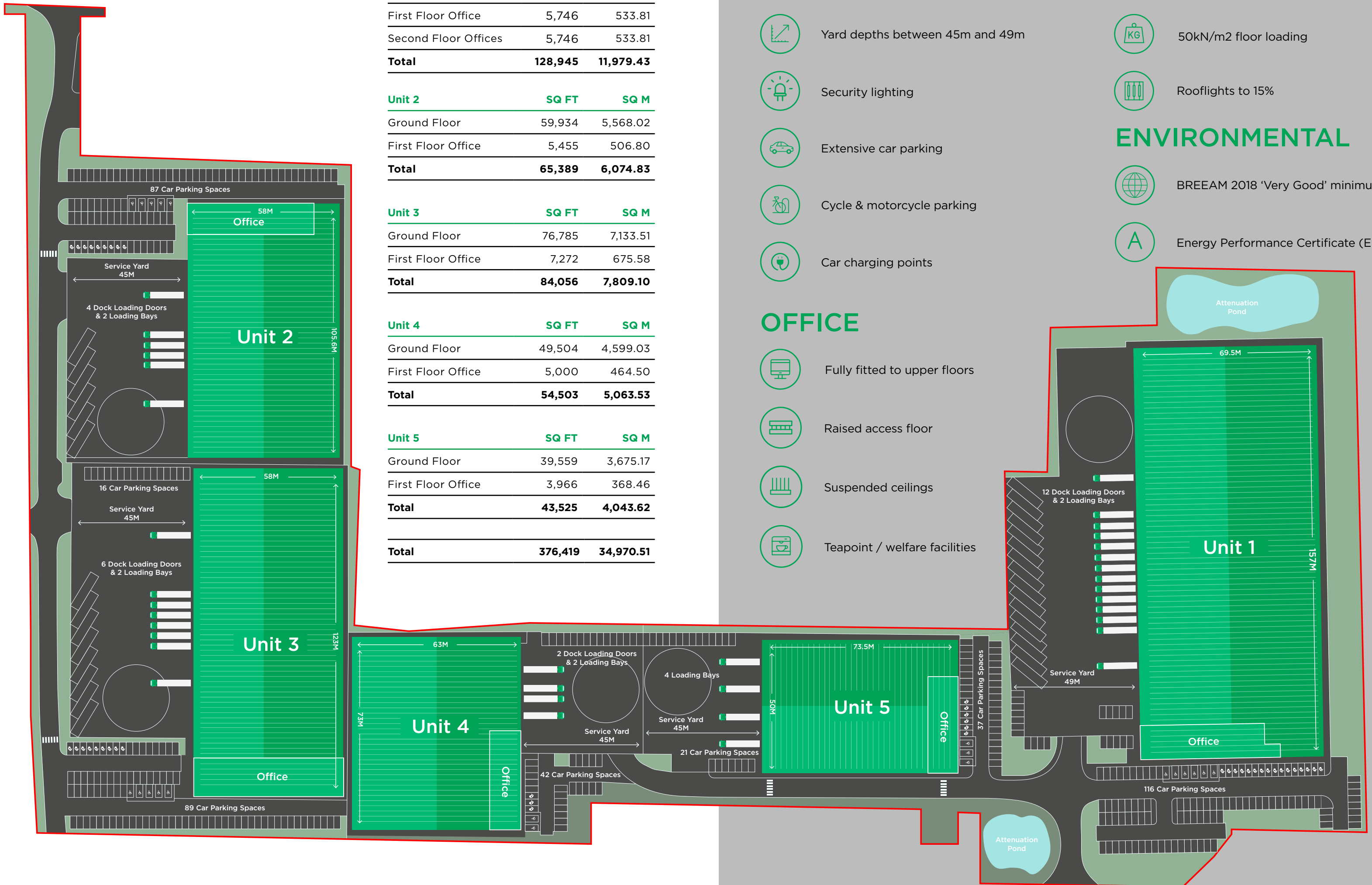
BE CLEAN

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



BE GREEN

- Provision for photovoltaic solar panels



ACCOMMODATION

Unit 1	SQ FT	SQ M
Ground Floor	117,454	10,911.81
First Floor Office	5,746	533.81
Second Floor Offices	5,746	533.81
Total	128,945	11,979.43

Unit 2	SQ FT	SQ M
Ground Floor	59,934	5,568.02
First Floor Office	5,455	506.80
Total	65,389	6,074.83

Unit 3	SQ FT	SQ M
Ground Floor	76,785	7,133.51
First Floor Office	7,272	675.58
Total	84,056	7,809.10

Unit 4	SQ FT	SQ M
Ground Floor	49,504	4,599.03
First Floor Office	5,000	464.50
Total	54,503	5,063.53

Unit 5	SQ FT	SQ M
Ground Floor	39,559	3,675.17
First Floor Office	3,966	368.46
Total	43,525	4,043.62

Total	376,419	34,970.51
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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

OFFICE

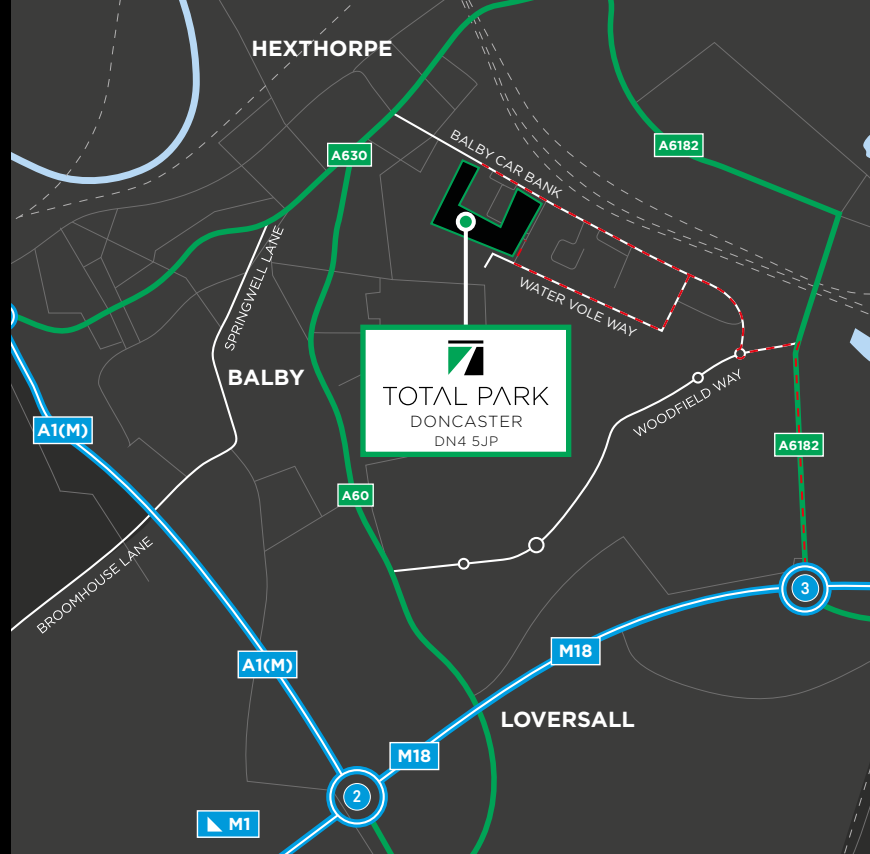
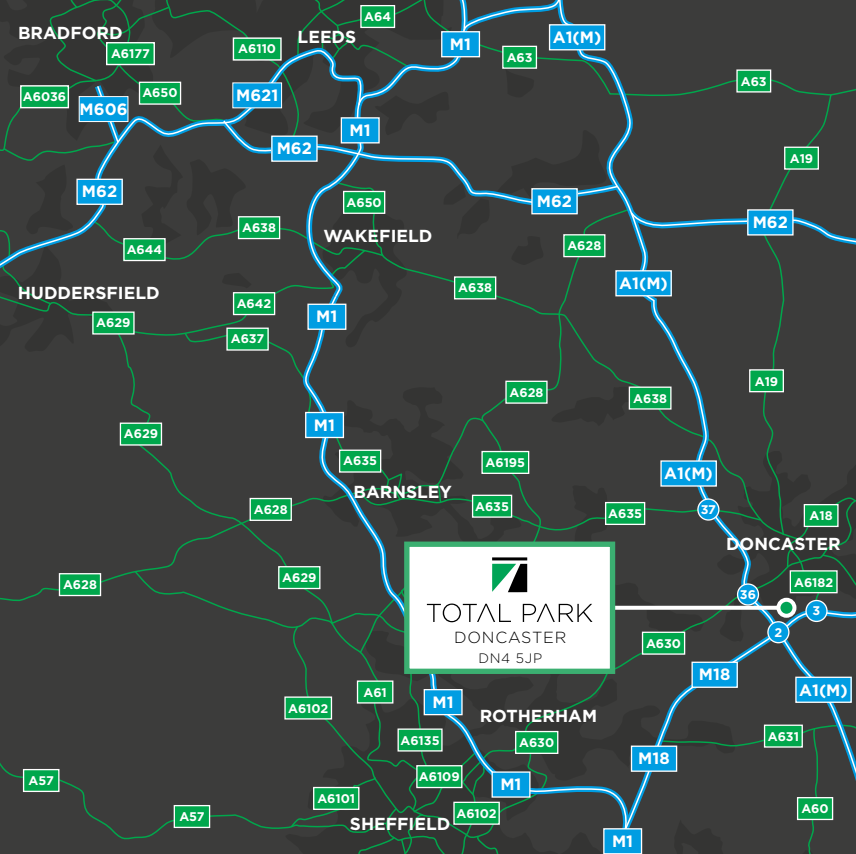
- Fully fitted to upper floors
- Raised access floor
- Suspended ceilings
- Teapoint / welfare facilities

WAREHOUSE

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

ENVIRONMENTAL

- BREEAM 2018 'Very Good' minimum standard
- 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

Occupiers at the Total Park, Doncaster are ideally located 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 countries 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:



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