

symmetry park

Junction 34 A1(M)

DONCASTER



A1(M)

Irizar

Blyth Services →
Esso
Costa Coffee
Burger King
Greggs
Travelodge

Starbucks Coffee

KFC

J34

NEW 54 ACRE INDUSTRIAL / DISTRIBUTION PARK
Detailed planning consent secured for 721,000 sq ft B2 & B8 uses

symmetry park

Junction 34 A1(M)

WELCOME

Symmetry Park is in an excellent location, strategically positioned adjacent to Junction 34 A1(M) servicing the North of England and the Midlands with easy access to Doncaster Sheffield Airport.

The site comprises 54 acres in total with the ability to accommodate a building footprint of up to 570,000 sq ft.

- Prominently located at Junction 34 A1(M)
- Site of 54 acres with detailed planning consent for 721,000 sq ft B2 & B8 uses
- Superb amenity provision on-site and adjacent to Blyth Services
- 2.5 mva power supply to the site



DEMOGRAPHICS

- Over 540,000 residents live within a 30 minute drive time.
- Over 72% of the resident population within a 60 minute drive time are economically active.
- Labour costs are 11% lower than the national average.

AVERAGE EARNINGS - GROSS WEEKLY PAY (£) ¹

	Bassetlaw	Great Britain
Full-time	465.6	517.8
Male Full-time	492.0	558.3
Female Full-time	381.8	459.6

POPULATION WITHIN 30 MINUTE DRIVE TIME ²

	Total	%
Usual Resident Population	540,433	
Male	265,531	49.13
Female	274,902	50.87

¹ Source: ONS Annual Survey of Hours and Earnings- workplace analysis

² Source: Pitney Bowes Business Insight and Office National Statistics

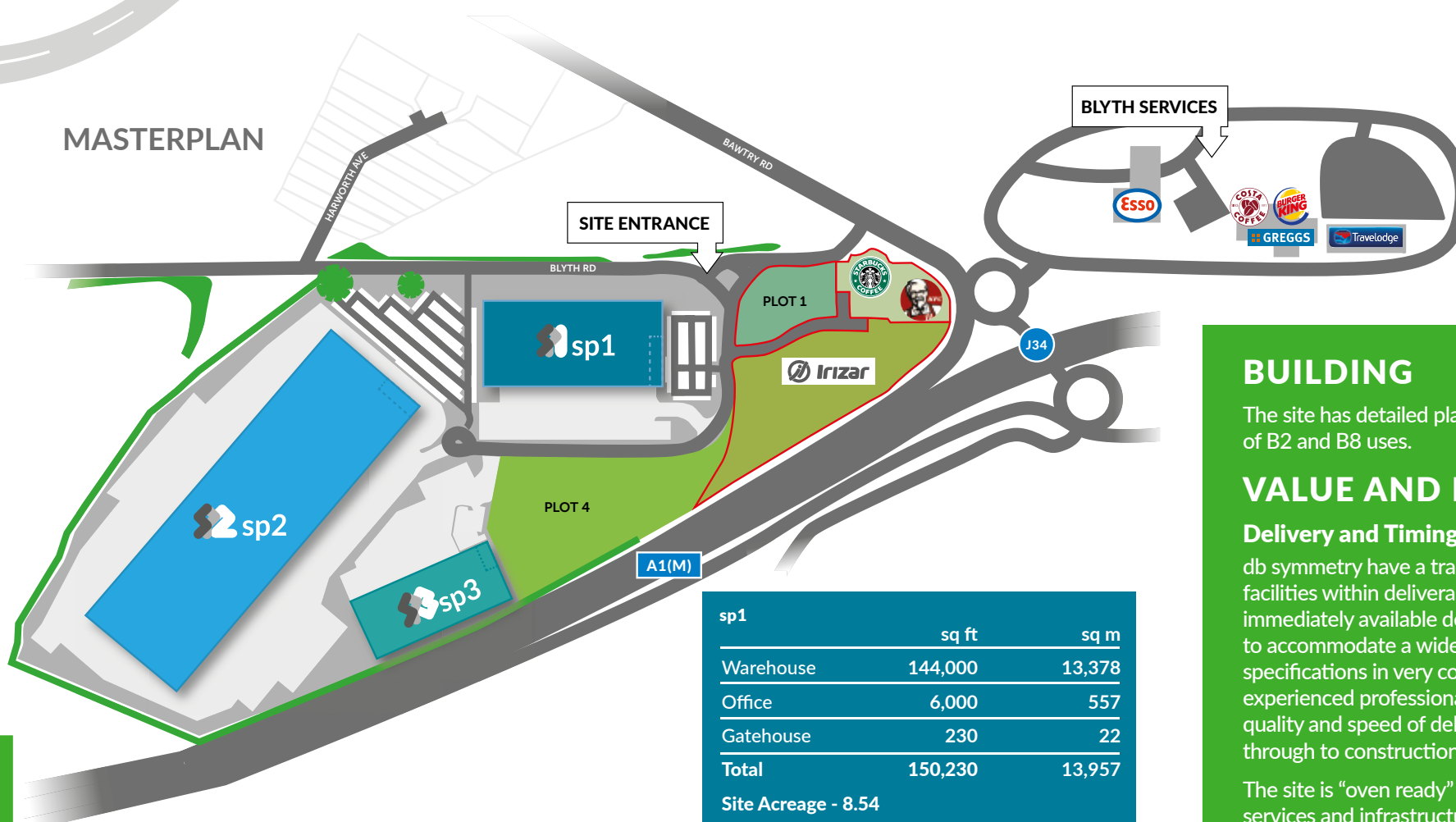
POPULATION WITHIN ONE HOUR HGV DRIVE TIME ²

	Total	%
Usual Resident Population	2,998,564	
Male	1,474,732	49.18
Female	1,523,832	50.82

ECONOMICALLY ACTIVE AND WORKING POPULATION WITHIN 60 MINUTE DRIVE TIME ²

	Total	%
Usual Resident Population	3,432,823	
Population (Ages 16-74)	2,497,498	72.75
Population in employment	2,138,969	62.31
Population unemployed	165,299	4.82

MASTERPLAN



**up to 721,000 sq ft
on a site of 54 acres**

sp1	sq ft	sq m
Warehouse	144,000	13,378
Office	6,000	557
Gatehouse	230	22
Total	150,230	13,957
Site Acreage - 8.54		

sp2	sq ft	sq m
Warehouse	417,500	38,787
Office	12,500	1,161
Total	430,000	39,948
Site Acreage - 27.00		

sp3	sq ft	sq m
Warehouse	76,000	7,061
Office	4,000	372
Total	80,000	7,432
Site Acreage - 5.10		

BUILDING

The site has detailed planning consent for 721,000 sq ft of B2 and B8 uses.

VALUE AND FLEXIBILITY

Delivery and Timing

db symmetry have a track record in procuring bespoke facilities within deliverable timescales. The site offers immediately available development platforms able to accommodate a wide variety of building sizes and specifications in very competitive time scales. A highly experienced professional team are appointed to ensure quality and speed of delivery from design and planning through to construction and building completion.

The site is "oven ready" for development with planning, services and infrastructure in place reducing the lead in time for development. For further information visit www.dbsymmetry.com.

Bespoke Options

Symmetry Park is a proven setting for businesses seeking bespoke building packages for their own occupation.

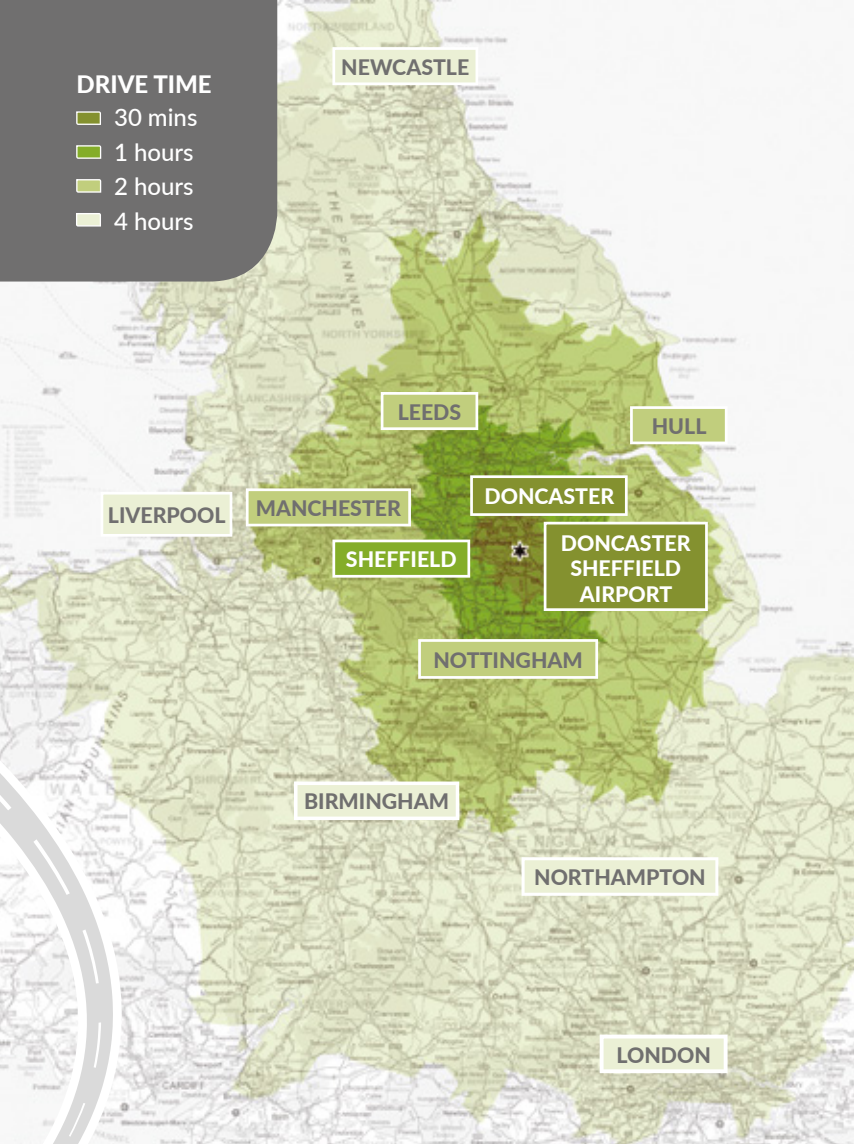
It has the benefit of B2 and B8 planning approval with the ability to offer plots or buildings tailored to individual companies requirements.

Terms

All terms are available on request for cost effective solutions meeting occupiers bespoke requirements.

DRIVE TIME

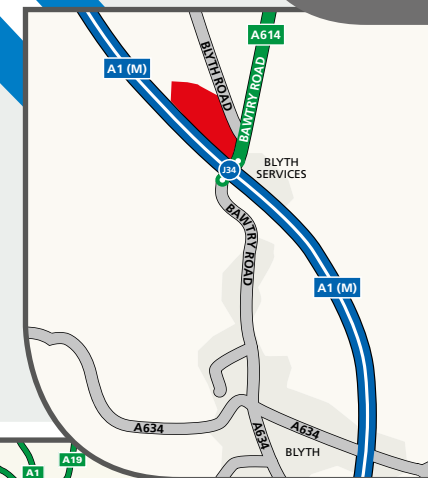
- 30 mins
- 1 hours
- 2 hours
- 4 hours



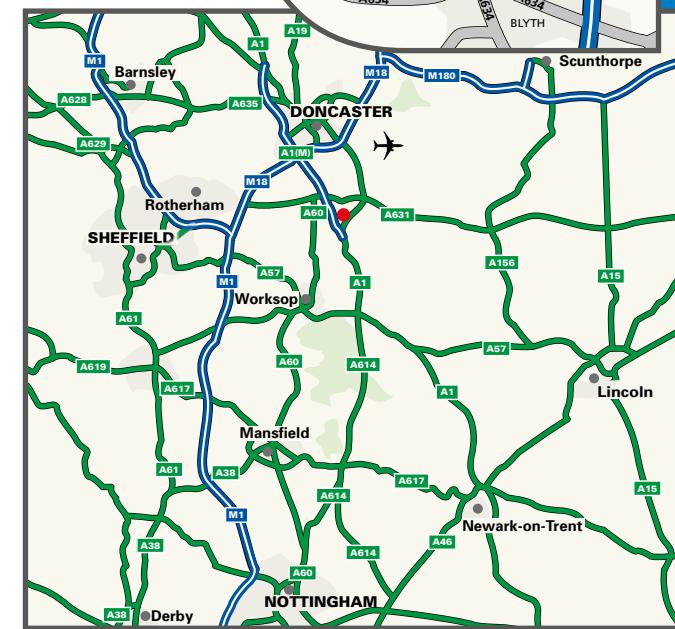
A PROVEN LOCATION

Symmetry Park sits in a strategic location at Junction 34 A1(M) providing superb congestion free, high speed road links to Yorkshire/North East, the East Midlands and the East Coast ports.

- 1 km of prime frontage along the A1(M) at Junction 34
- Easy reach of Doncaster, Sheffield and Worksop
- The Port of Hull is located within a 1 hour drive
- Doncaster Sheffield Airport is within 20 minutes



DESTINATION	DISTANCE	TIME
Doncaster Sheffield Airport	9 miles	16 mins
Doncaster	13 miles	20 mins
Sheffield	26 miles	35 mins
Leeds	43 miles	50 mins
Hull	56 miles	1 hour
Manchester	80 miles	1hr 30
Birmingham	97 miles	1hr 37
Liverpool	108 miles	2 hours
Northampton	109 miles	2 hours
Newcastle	128 miles	2hrs 5
London	166 miles	2hrs 55



In partnership with



Further information:



www.dbsymmetry.com

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