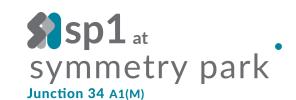


TO LET Industrial / Distribution Unit 150,000 sq ft (with up to 100,000 sq ft expansion)



OVERVIEW

Located at Symmetry Park, Junction 34 A1 (M), SP1 comprises a single industrial / distribution unit of 150,000 sq ft on 8.54 acres with the potential to expand by a further 100,000 sq ft.

The unit will be of steel portal frame construction with ancillary offices, generous car parking and a 50 metre deep service yard.

- Prominently fronting Blyth Road with immediate access to Junction 34 A1(M)
- 150,000 sq ft unit on an 8.54 acre site
- Potential for expansion of up to 100,000 sq ft
- 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

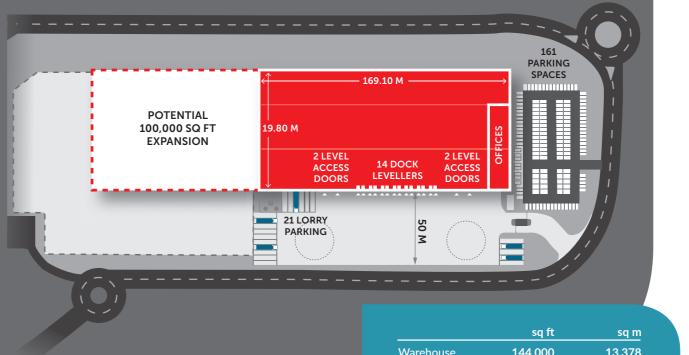
1 Source: ONS Annual Survey of Hours and Earnings- workplace analysis 2 Source: Pitney Bowes Business Insight and Office National Statistics

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



 sq ft
 sq m

 Warehouse
 144,000
 13,378

 Office
 6,000
 557

 Gatehouse
 230
 22

 Total
 150,230
 13,957

MASTERPLAN





(with the ability to expand by 100,000 sq ft)



SPECIFICATION

- 12.5m eaves height
- 14 dock level access doors and 4 drive in doors
- 50m deep yard
- 50 kN/m² floor load
- Translucent roof lights (15%)
- BREEAM "Very Good"
- High quality ancillary offices
- 21 trailer spaces and 161 car parking spaces
- Fully fenced and secure site with gatehouse

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.

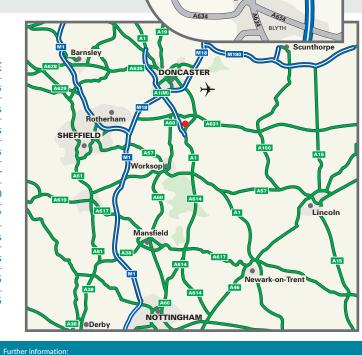
• 1 km of prime frontage along the A1(M) at Junction 34

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

DRIVE TIME

□ 30 mins

■ 1 hours

2 hours

4 hours

NORTH NOTTINGHAMSHIRE

NORTHERN POWERHOUSE











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Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation on liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Savils, Dove Haigh Phillips and Colliers International November 2017.



NEWCASTLE

LEEDS

SHEFFIELD

BIRMINGHAM

DONCASTER

NOTTINGHAM

DONCASTER

SHEFFIELD AIRPORT

NORTHAMPTON