

COMPLETION SUMMER 2018



 **sp1** at
symmetry park
DONCASTER

Junction 34 A1(M)

A1(M)

Irizar

Blyth Services →
Esso KFC M&S
GREGGS Travelodge

J34

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

sp1 at symmetry park

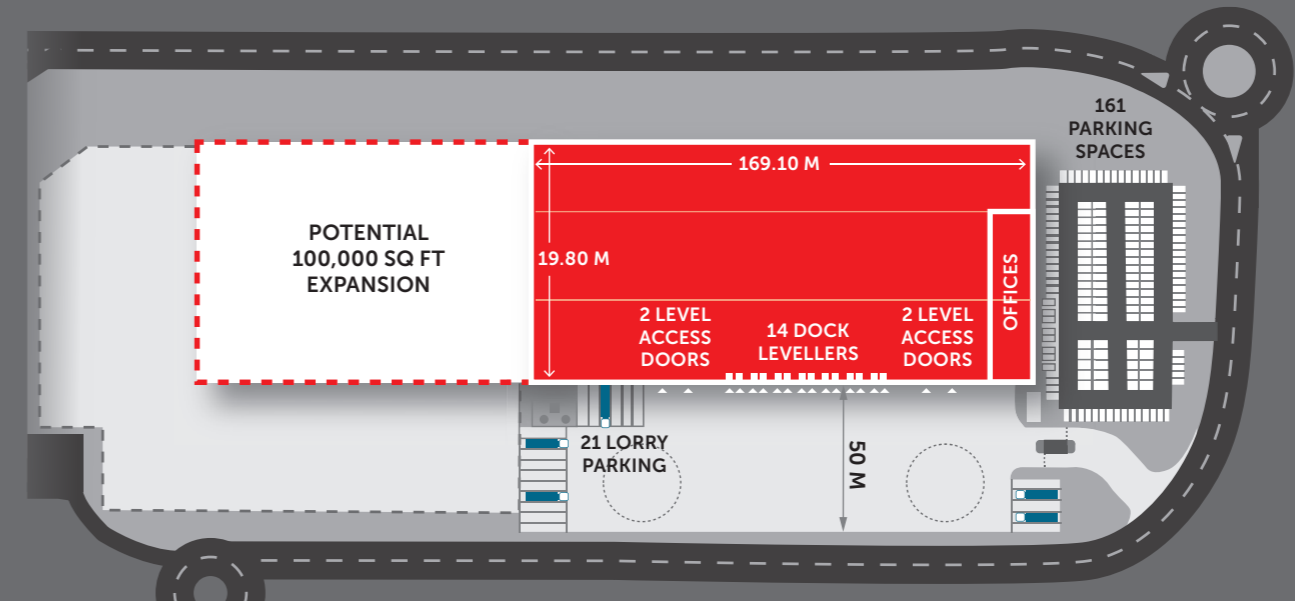
Junction 34 A1(M)

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



	sq ft	sq m
Warehouse	144,000	13,378
Office	6,000	557
Gatehouse	230	22
Total	150,230	13,957

a single unit of
150,000 sq ft
on 8.54 acres
(with the ability to expand by 100,000 sq ft)



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

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

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

MASTERPLAN



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

