



# KESTREL COURT

FIRST AVENUE • AUCKLEY  
DONCASTER • DN9 3RN



NEW INDUSTRIAL /  
WAREHOUSE UNITS

# FOR SALE /TO LET

FROM 13,500 SQ FT  
TO 18,000 SQ FT

## LOCATION

The development is located on First Avenue, close to Doncaster Sheffield Airport.

The scheme is easily accessible to the M18 at Junction 3 via Great Yorkshire Way. The M1, M180, A1(M) and M62 are also easily accessible.

## DRIVE TIMES

- Junction 3 M18 8 mins
- Sheffield 25 mins
- Leeds 45 mins
- Nottingham 45 mins
- Manchester 1 hr 20 mins
- Birmingham 1 hr 35 mins
- London 2 hrs 30 mins
- Immingham Port 45 mins
- Port of Hull 50 mins

## VIEWING & FURTHER INFORMATION

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A DEVELOPMENT BY



CDP Marshall have an enviable track record of delivering distribution warehouse retail parks, offices, retail and leisure uses. They are one of the largest commercial development companies in the North of England.



Comprehensive business support is available through Business Doncaster. For more information, please contact 01302 735 555

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[Particulars dated [ ] Photographs and videos dated [ ]]

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## DESCRIPTION

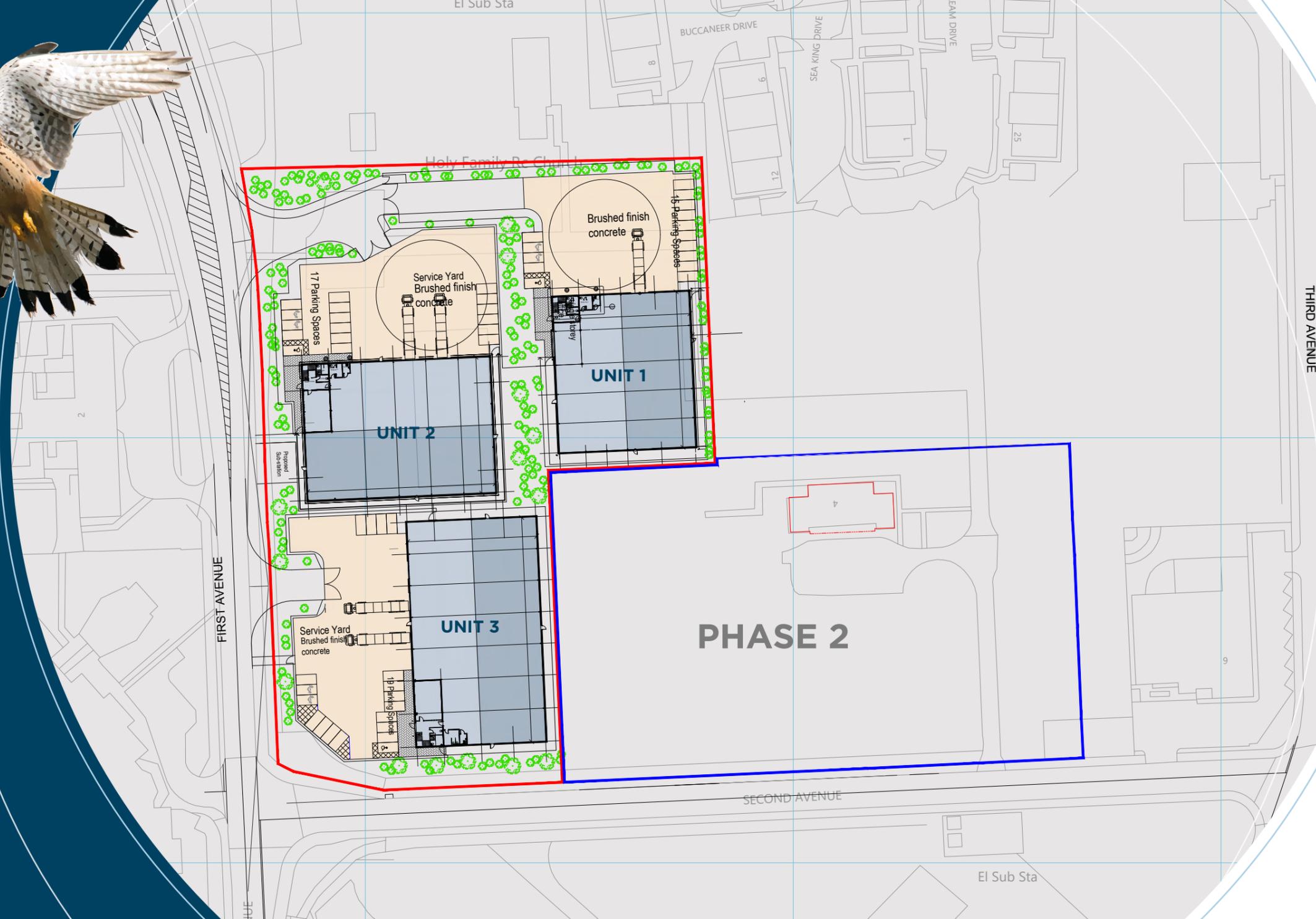
Units 1 - 3 are under construction and due for completion late 2020.

The site offers 3 detached units finished to a specification including -

- 35 kn/sq m floor loading
- Clear internal height of 7.5m
- 10% roof lights
- Ground level loading doors
- Connections to all mains services
- Fitted office accommodation
- WCs
- Kitchen facility
- Secure site with 2.4m fencing
- Dedicated loading and car parking

## PLANNING

The premises have planning consent for B1, B2 and B8 uses.



Indicative image from previous development

## ACCOMMODATION SCHEDULE

From plans provided the accommodation will provide the following GIA. Subject to measurements on practical completion

UNIT 1	Sq M	Sq Ft
Warehouse	1,161.28	12,500
First Floor Office	92.9	1,000
<b>Total</b>	<b>1,254.18</b>	<b>13,500</b>

UNIT 2	Sq M	Sq Ft
Warehouse inc 1,000 sq ft office	1,393.53	15,000
First Floor Office	92.9	1,000
<b>Total</b>	<b>1,486.43</b>	<b>16,000</b>

UNIT 3	Sq M	Sq Ft
Warehouse inc 1,000 sq ft office	1,579.35	17,000
First Floor Office	92.9	1,000
<b>Total</b>	<b>1,672.25</b>	<b>18,000</b>

**VAT**  
All figures are subject to vat where applicable.

**EPC**  
Available on completion.

**ESTATE CHARGE**  
There is an estate charge payable for maintenance of common areas.

**AVAILABILITY**  
Units are available For Sale or To Let. Price on Application.

**ANTI-MONEY LAUNDERING REGULATION**  
In accordance with Anti Money Laundering Regulations, evidence of identity and the source of funding will be required from the successful purchaser prior to instructing solicitors. Further information is available on request.