FIRST AVENUE I DONCASTER SHEFFIELD AIRPORT I DN9 3RH

FOR SALE / TO LET NEW HIGH SPECIFICATION INDUSTRIAL UNITS FROM 1,250 - 5,500 SQ FT

PLUS **DESIGN & BUILD** INDUSTRIAL OPPORTUNITY **UP TO 30,000 SQ FT**



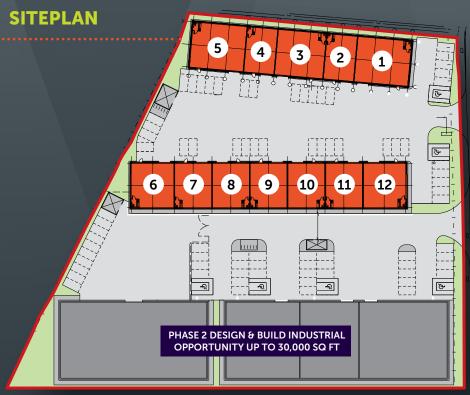


ACCOMMODATION

The units will provide the following approximate Gross Internal Floor Areas:

Unit	sq ft	sq m	CPS	Unit
1	2,250	209	5	7
2	1,250	116	2	8
3	2,000	186	3	9
4	1,250	116	2	10
5	2,250	209	5	11
6	1,750	163	3	12

	Unit	sq ft	sq m	CPS
	7	1,500	139	3
	8	1,500	139	2
	9	1,500	139	2
	10	1,500	139	2
	11	1,500	139	2
	12	1,750	163	4



DESCRIPTION

The new units will provide modern warehouse space built to a high specification of sustainability equivalent to BREEAM Very Good. Each unit will benefit from three phase electricity, a kitchenette, W/C facilities, shared service yard and designated car parking spaces. The buildings will be of mono pitched steel frame construction, with architecturally designed external finishes, using a mix of Curvewall, micro-rib and trapezoidal profiles.

SERVICES

- Metered mains electricity and water are to be provided to the units, together with ducts for telephone and broadband. Interested parties should ensure capacity is sufficient for their use.
- Foul water drainage connected to mains drainage.
- Superfast broadband has been provided across Doncaster Sheffield Airport, with a
 fibre enabled cabinet provided to the site frontage and ducts to all units. Interested
 parties should check with the relevant provider to confirm broadband speeds.



SPECIFICATION



ELECTRICALLY
OPERATED INSULATED
SECTIONAL OVER
HEAD DOORS, WITH
PROTECTION BOLLARDS



SMOOTH FINISH STRUCTURAL CONCRETE FLOOR TO TAKE IMPOSED LOADS OF 30KN/M2



MINIMUM HEIGHT TO UNDERSIDE OF HAUNCH TO THE REAR IS 4.OM, RISING TO 5.3M TO THE FRONT



SOLAR REFLECTIVE GLAZING TO THE DOUBLE GLAZED WINDOWS AND ENTRANCE DOORS



HEATED DISABLED
TOILET, WITH
HAND DRYERS AND
MOTION SENSOR LED
LIGHTING



SHARED FORECOURTS/ SERVICE YARDS WITH DESIGNATED PARKING PLUS ADDITIONAL VISITOR SPACES



EXTERNAL LED LIGHTING TO THE SERVICE YARD



KITCHENETTE WITH WATER HEATER



ELECTRIC CAR CHARGING POINTS



CYCLE Parking



EXTERNAL BIN STORE



FIRE Alarms



INDICATIVE EPC AVAILABLE ON REQUEST



PLANS AND DRAWINGS AVAILABLE ON REQUEST



TERMS

Individual units are available to purchase by way of 250year lease (virtual freehold) with a ground rent payable

a development by





PRICE

Please call the agents. All costs are subject to VAT.

The business park comprises 500 acres with

DONCASTER

SHEFFIELD

AIRPORT

the potential to develop up to 4,000,000 sq ft of commercial space.

Doncaster Sheffield Airport is the fastest growing airport in the UK and had a record year for cargo flights in 2016.

LOCATION

Avro Park is a scheme of brand new high specification industrial and warehousing units adjacent to the existing Skypark scheme, part of Doncaster Sheffield Airport's business district, situated approximately 6 miles south of Doncaster town centre. The M18 motorway is approximately 1.5 miles distance via the A6182.



ALL ENQUIRIES

Please contact the joint letting agents in the first instance.

barnsdales"

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