

AERO CENTRE  
DONCASTER SHEFFIELD AIRPORT  
SOUTH YORKSHIRE // DN9 3GP  
[AVIONYORKSHIRE.CO.UK](http://AVIONYORKSHIRE.CO.UK)

**TO LET**

**NEW SPECULATIVE  
INDUSTRIAL/  
WAREHOUSE UNITS**

**UNIT 1 - 45,876 SQ FT  
UNIT 2 - 59,159 SQ FT**

**AVAILABLE  
Q2, 2020**

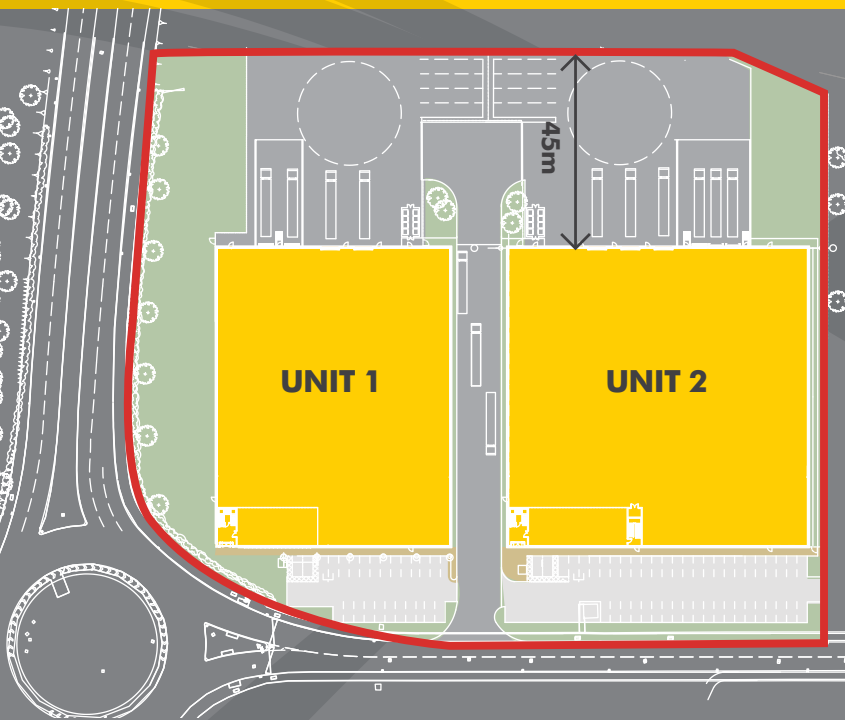


in FOLLOW TREBOR





# TO LET - INDUSTRIAL / WAREHOUSE / MANUFACTURING UNITS



## ACCOMMODATION - SQ FT (GIA)

UNIT	WAREHOUSE	OFFICES	TOTAL
Unit 1	43,799 sq ft	2,077 sq ft	45,876 sq ft
Unit 2	56,220 sq ft	2,939 sq ft	59,159 sq ft

## SPECIFICATION

The units will be built to a high specification incorporating the following:

- Working heights from 10m minimum at eaves, up to 12m
- Unit 1 - 2 ground level loading doors & 2 dock level
- Unit 2 - 3 ground level loading doors & 3 dock level
- Secure yard with 45m depth
- Power supply up to 1.0 MVA
- Fully fitted first floor offices
- 50 kN/m2 floor loading
- Dedicated car parking



**5.70%**  
UNEMPLOYMENT RATE  
(UK AVERAGE IS 4.00%)

## DESCRIPTION

Avion is a new speculative industrial / warehouse scheme situated on the established Aero Centre at Doncaster Sheffield Airport.

The scheme benefits from easy access to the M18 at J3 via Great Yorkshire Way. The M1, M180, A1(M) and M62 are also easily accessible.

## DRIVE TIMES

Sheffield	25 miles	37 mins
Leeds	41 miles	52 mins
Nottingham	50 miles	64 mins
Manchester	61 miles	65 mins
Birmingham	96 miles	104 mins
London	174 miles	201 mins

Source: The AA

## PLANNING

Industrial and warehouse uses (B1(c), B2 & B8 of the Town and Country Planning Order).

## TENURE

The buildings are available by way of a new lease on terms to be agreed.

## RENT

On application.

## VAT

All figures are subject to vat at the prevailing rate where applicable.

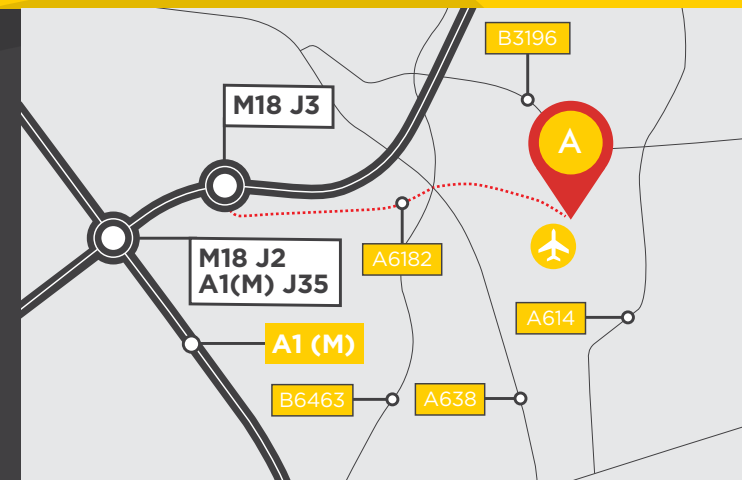
## LEGAL COSTS

Each party to bear their own legal costs incurred.

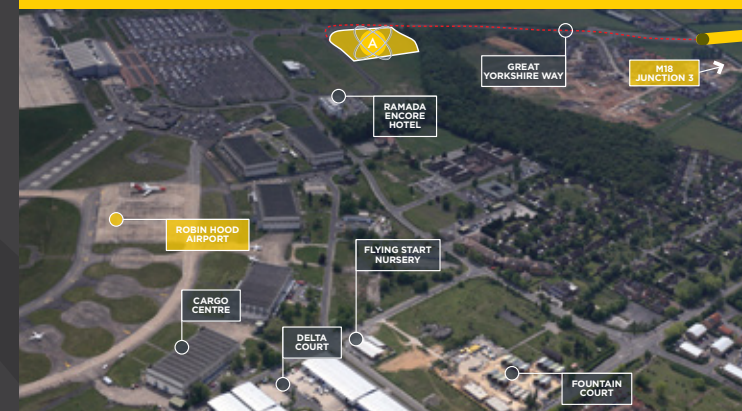
## EPC

Available on practical completion.

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SAT NAV: DN9 3GP



## FURTHER INFORMATION

Please contact the retained agents:



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