



AVION

AERO CENTRE
DONCASTER SHEFFIELD AIRPORT
SOUTH YORKSHIRE // DN9 3GP
AVIONYORKSHIRE.CO.UK

TO LET

NEW SPECULATIVE
INDUSTRIAL/
WAREHOUSE UNITS

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

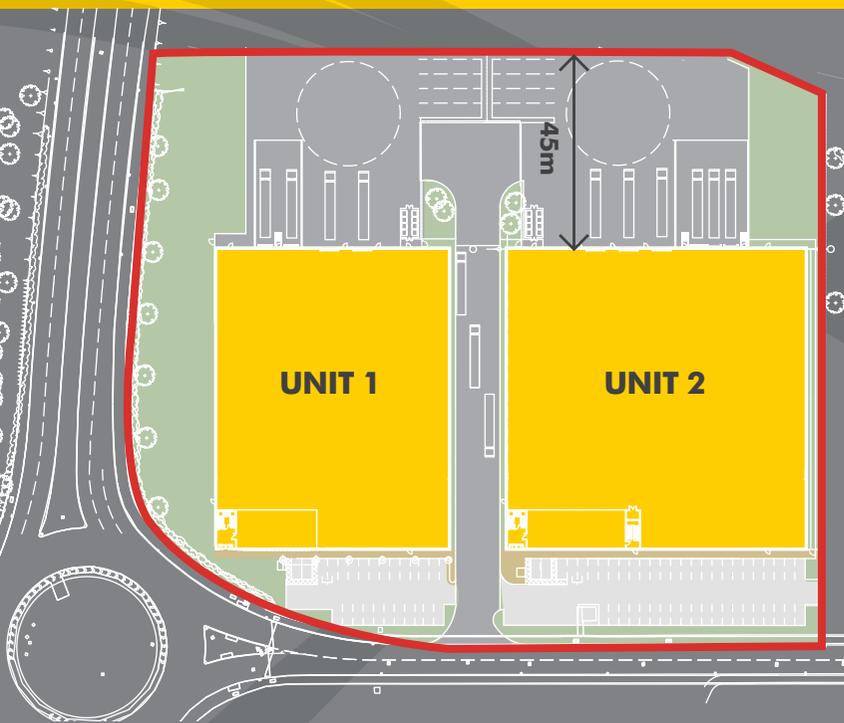
**AVAILABLE
Q2, 2020**



in FOLLOW TREBOR



TO LET - INDUSTRIAL / WAREHOUSE / MANUFACTURING UNITS



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

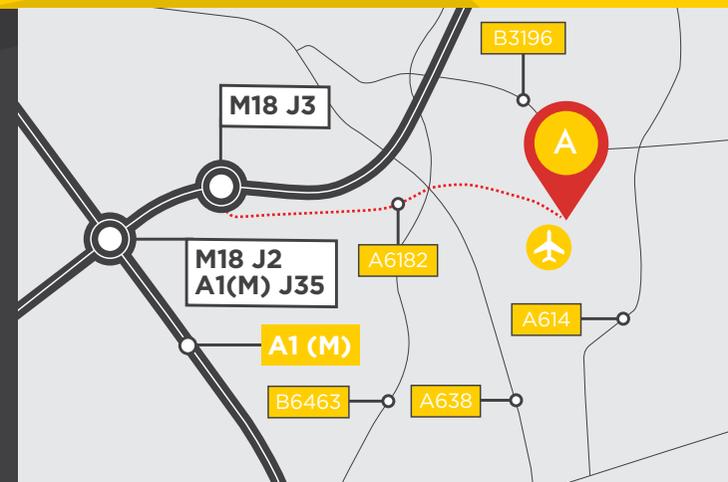
All figures are subject to vat at the prevailing rate where applicable.

LEGAL COSTS

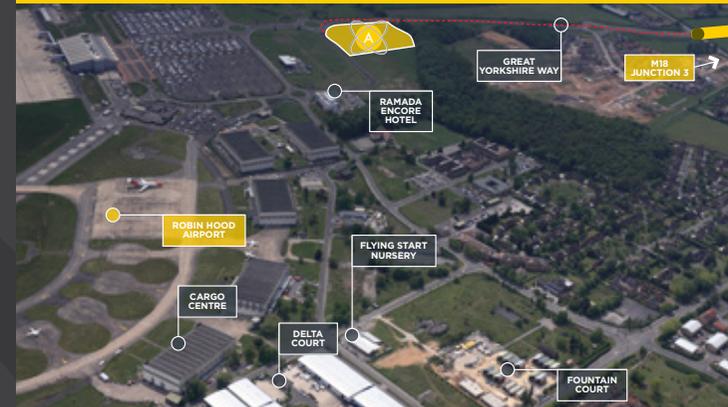
Each party to bear their own legal costs incurred.

EPC

Available on practical completion.



SAT NAV: DN9 3GP



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%)

AVIONYORKSHIRE.CO.UK

FURTHER INFORMATION

Please contact the retained agents:



TOBY VERNON
toby@cpppartners.co.uk
ED NORRIS
ed@cpppartners.co.uk



REBECCA SCHOFIELD
rebecca.schofield@knightfrank.com
BEN WHITE
ben.white@knightfrank.com

IMPORTANT NOTICE: CPP & Knight Frank give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein, whether in text, photos or photographs, is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property, and the views which they show may have been taken from a different angle or at a different time to that shown in the photographs. 5. Any areas, measurements or distances shown in the photographs are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be verified by any intending purchaser. 7. Occupiers of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published March 2019.

BLAZE 0161 387 7252