

TO LET

To Be Refurbished
Flexible Leases Available

High Common Lane
Doncaster

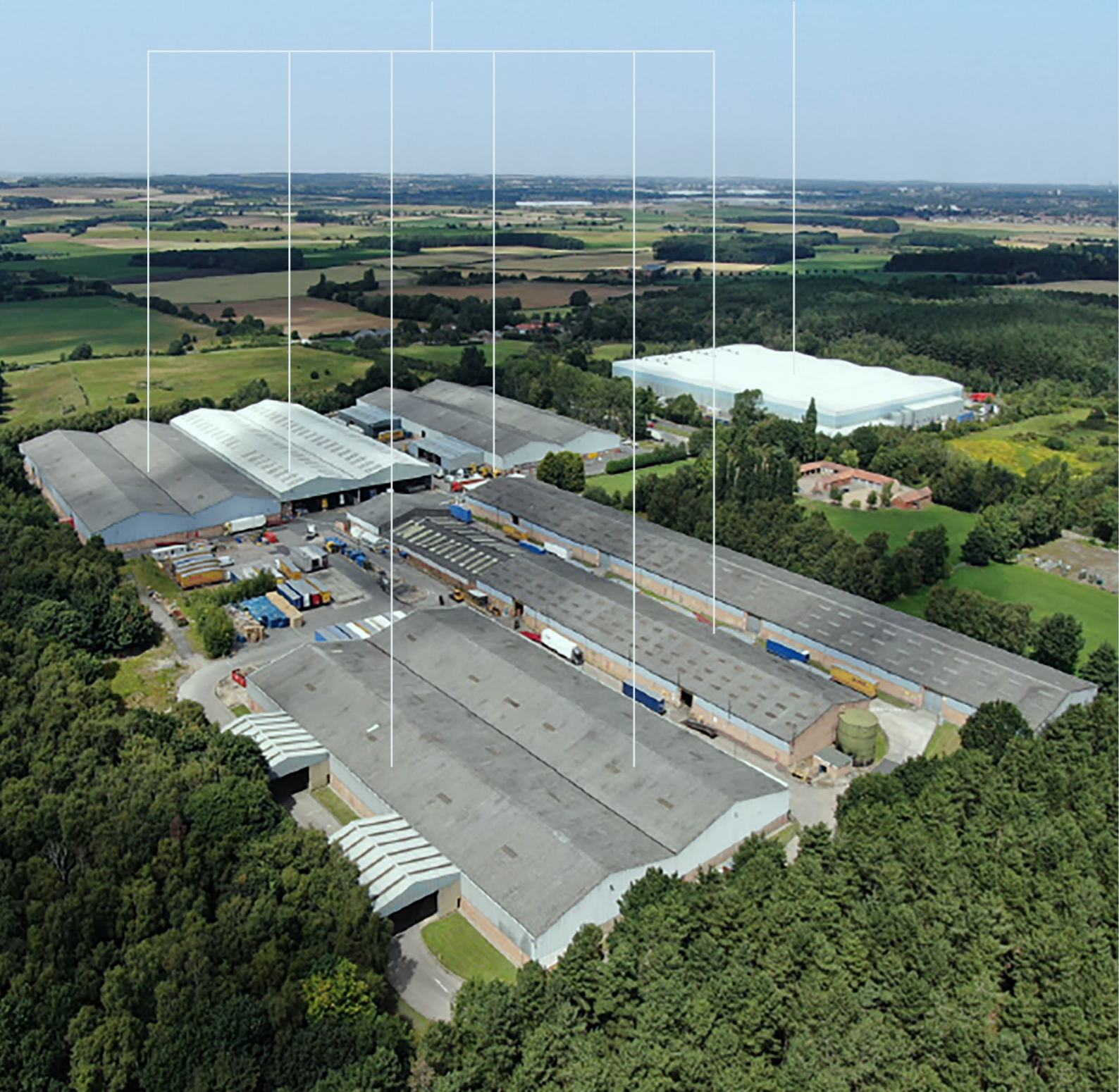
Warehouse Units from
22,916 SQ FT - 624,679 SQ FT

**EWAT
FRY
PARK**

CONNECTING DISTRIBUTION NETWORKS

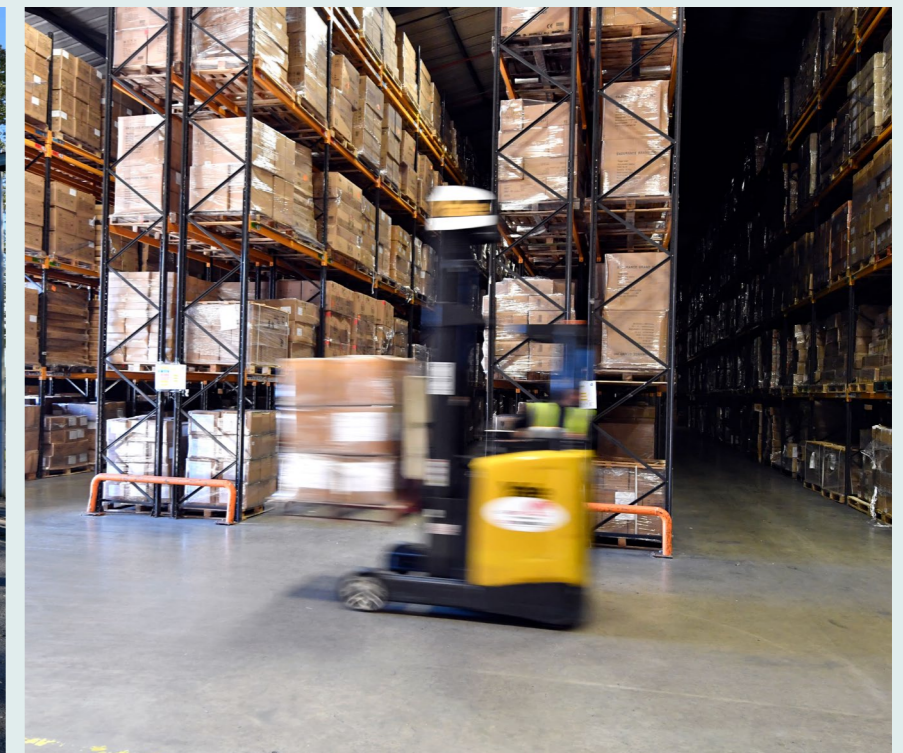
BAWTRY PARK

DHL



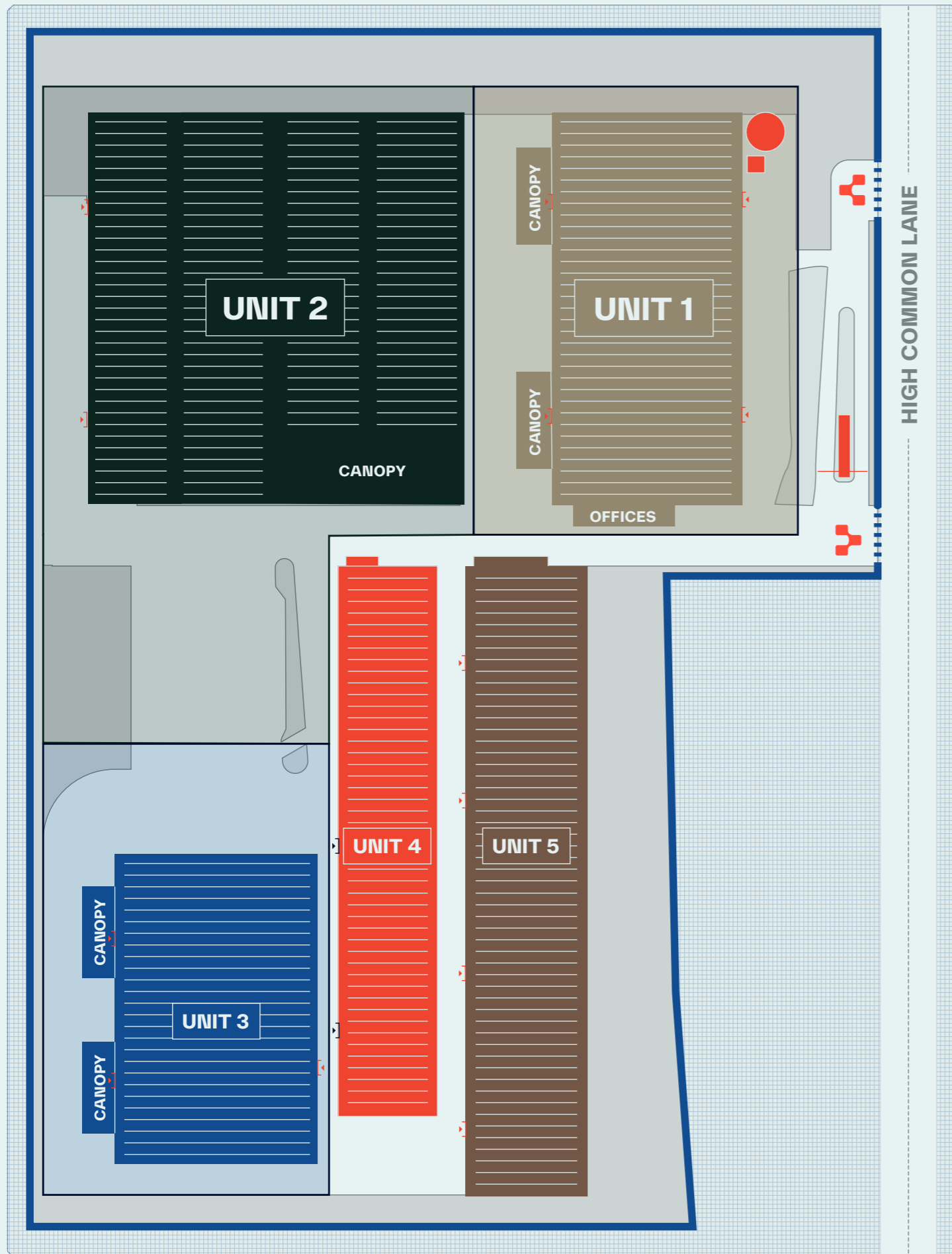
Bawtry Park comprises a large warehouse industrial complex providing a range of unit sizes from 22,916 - 624,679 sq ft within a secure, self-contained site.

The industrial park comprises a substantial, self-contained warehouse facility totalling 624,679 sq ft (58,034 sq m) across 8 units on a site of c. 32 acres.





Warehouse Units from
22,916 SQ FT - 624,679 SQ FT



FLEXIBLE SPACE DESIGNED TO SUIT A RANGE OF USES

Phase 1

Unit 2 will undergo refurbishment works imminently.
Refurbishment packages are available on the remaining units to suit occupier requirements.

| AREA | SQ FT | SQ M |
|--------------|----------------|------------------|
| Gatehouse | 1,262 | 118 |
| Unit 1 | | |
| Total | 129,956 | 12,073 |
| Unit 2 | | |
| Total | 221,892 | 20,615 |
| Unit 3 | | |
| Total | 98,601 | 9,160 |
| Unit 4 | | |
| Total | 77,832 | 7,231 |
| Unit 5 | | |
| Total | 95,126 | 8,837 |
| TOTAL | 624,679 | 59,034.57 |



Steel frame construction



Secure gatehouse self-contained site



HGV Parking Spaces



Level Access Loading Doors



Demised Car Parking Spaces



Fully racked warehouse



Ancillary Office Accommodation & Canteen



2.5m - 9m Eaves heights

STRATEGIC SUPPLY LOCATION

Bawtry Park is located 7 miles from Doncaster which is a core logistics area with Junction 34 of the A1(M) Motorway just 4 miles to the south linking the property to the national motorway network and providing excellent links to key national and international distribution routes.

Consequently, a number of major occupiers have chosen Doncaster as the central distribution hub for their national supply chain networks.

| CITY | MILES | AIRPORTS | MILES |
|------------|-------|-------------------|-------|
| Doncaster | 7 | East Midlands | 21 |
| Sheffield | 21 | Leeds | 56 |
| Wakefield | 31 | Manchester | 64 |
| Nottingham | 37 | | |
| Leeds | 40 | DOCKS | MILES |
| Manchester | 59 | Goole | 28 |
| London | 165 | Grimsby | 50 |
| | | Immingham | 53 |
| | | Hull | 56 |
| | | Felixstowe | 182 |
| ROADS | MILES | RAIL | MILES |
| A1 [M] | 4 | Doncaster iPort | 6 |
| M18 J3 | 7 | Doncaster Station | 9 |
| M18 J2 | 8 | | |
| M1 J32 | 12 | | |
| M62 | 22 | | |



87%

Of the population to be accessed within a 4.5-hour drive.

70%

Of the local population are economically active.

5.4%

Higher than the national average unemployment rate.

CBRE

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