

BE AD R K R Y

TO LET

To Be Refurbished
Flexible Leases Available

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

High Common Lane
Doncaster, **DN11 9HE**
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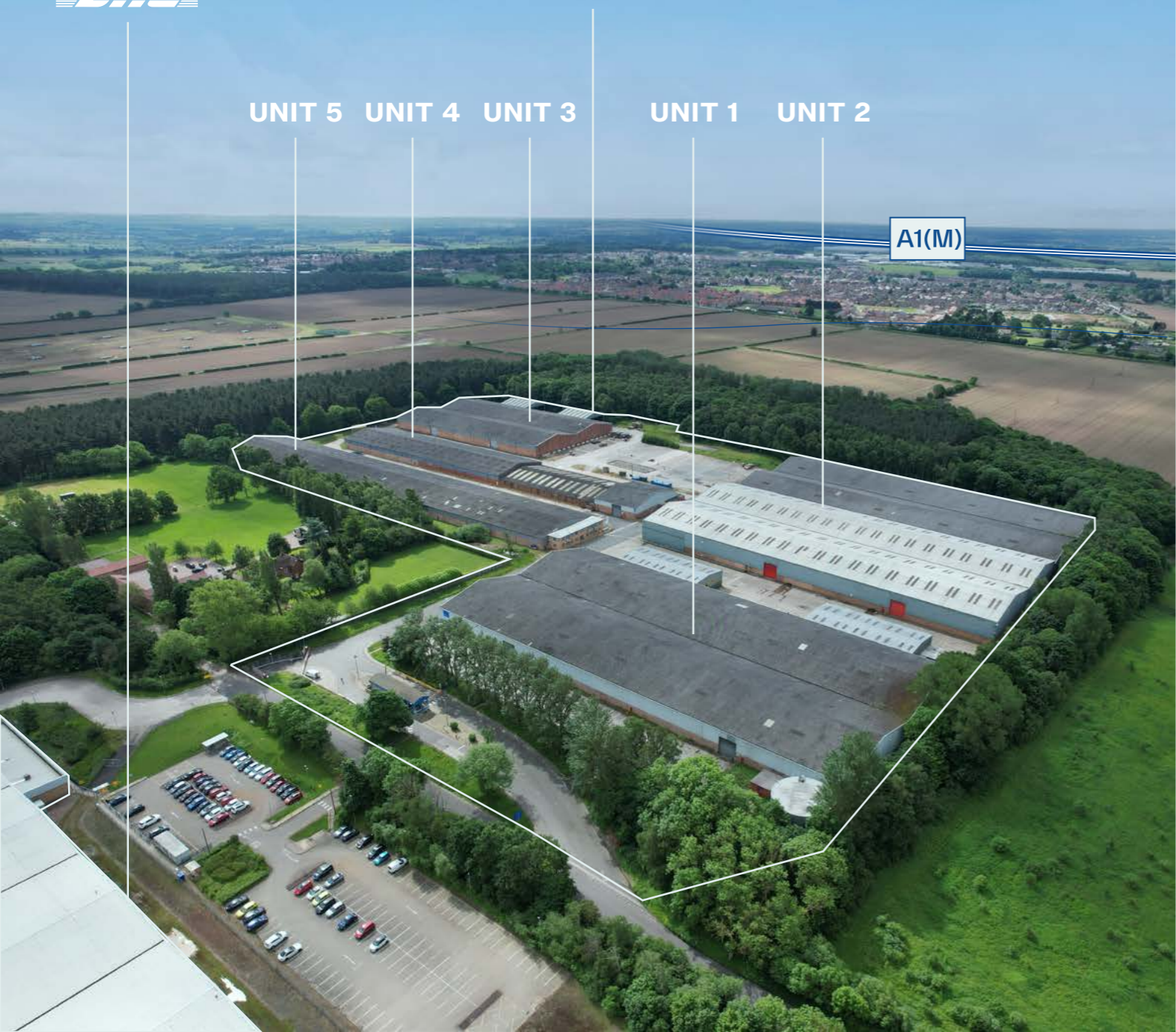
CONNECTING DISTRIBUTION NETWORKS



BAWTRY PARK

UNIT 5 UNIT 4 UNIT 3 UNIT 1 UNIT 2

A1(M)



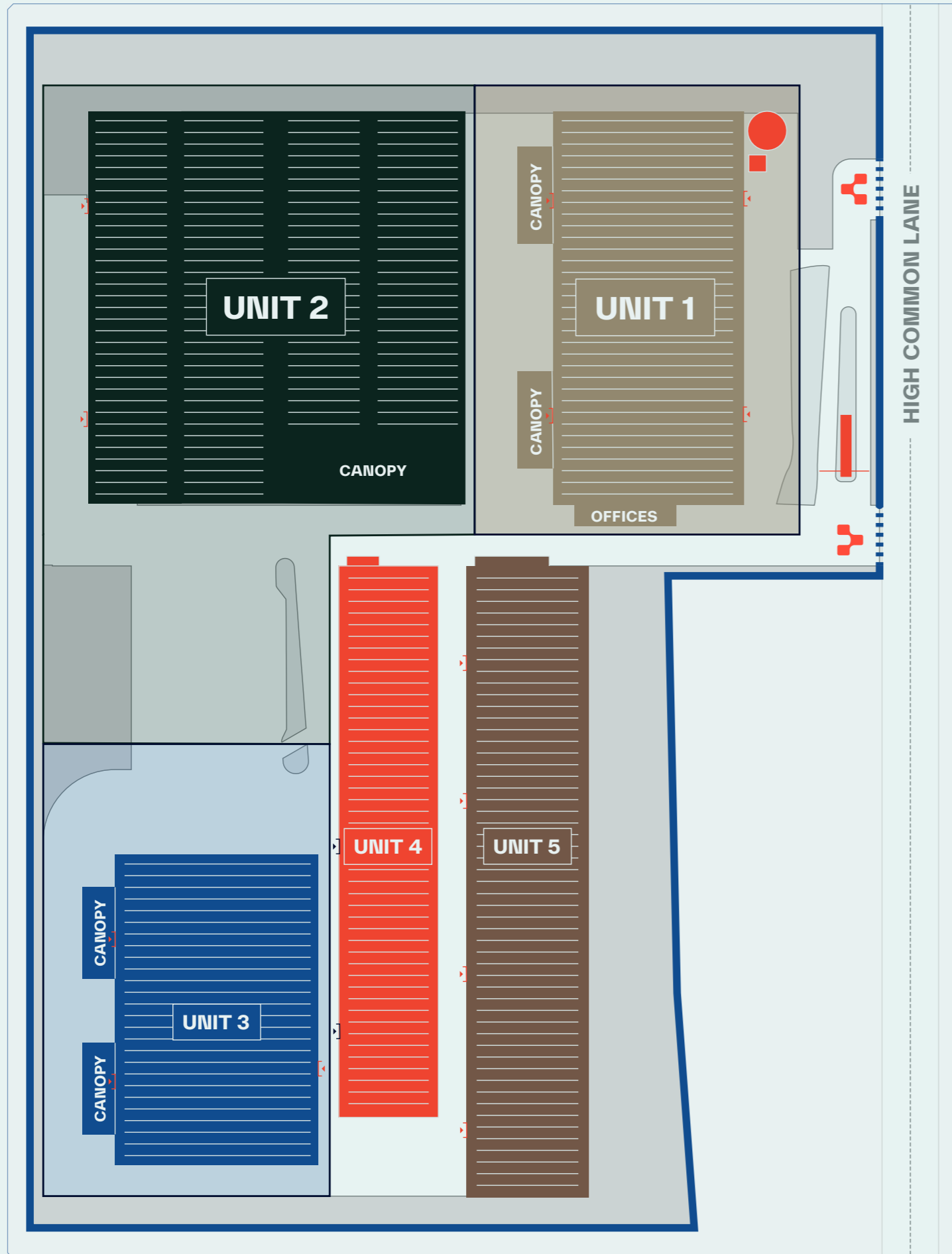
Bawtry Park comprises a large warehouse industrial complex providing a range of unit sizes from 22,916 - 624,679 sq ft within a secure, self-contained site.

The industrial park is a substantial, self-contained warehouse facility totalling 624,679 sq ft (58,034 sq m) across 5 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



Separate HGV Parking



Level Access Loading Doors



Up to 2 MVA of Power



Demised Car Parking Spaces



Fully Racked Warehouse



Ancillary Office Accommodation



Up to 9m Eaves Height



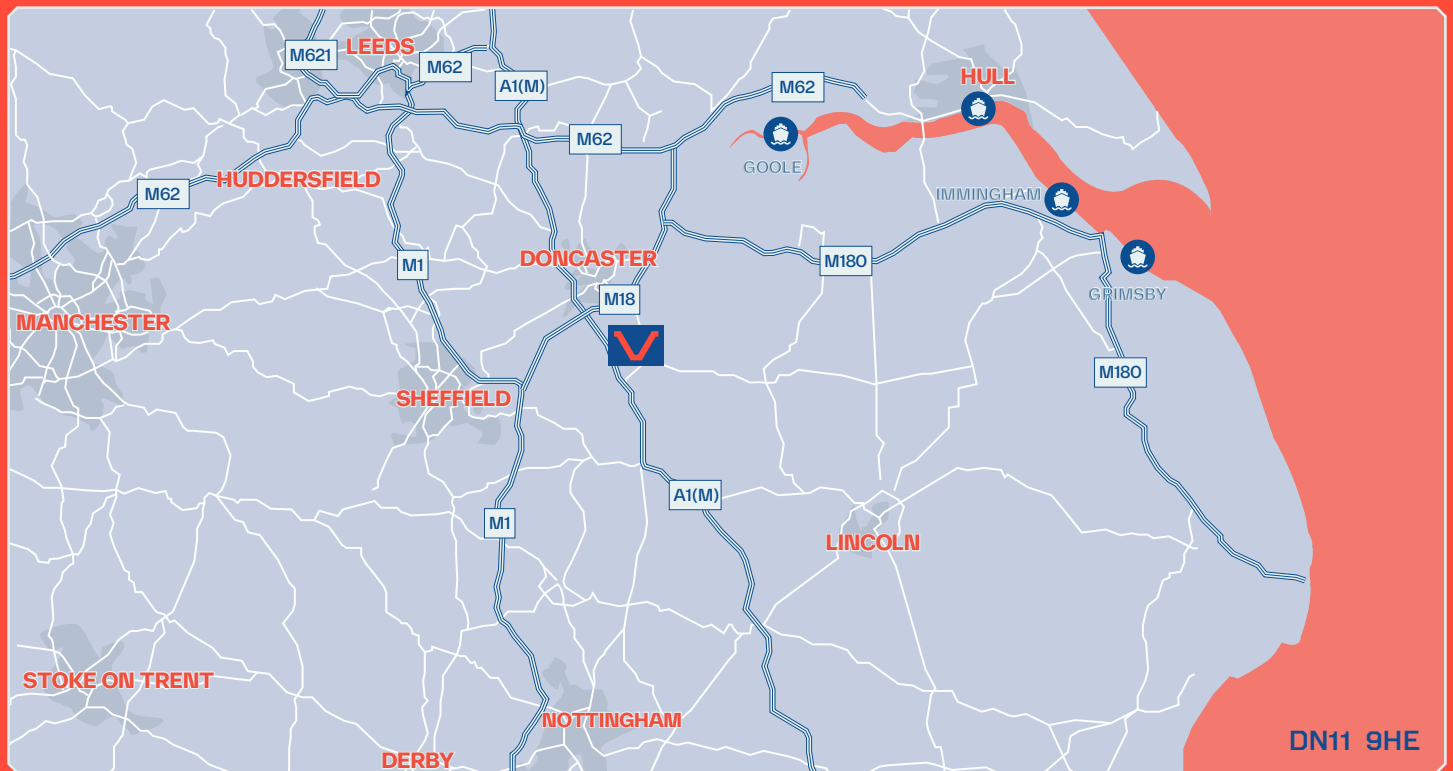
Fully Fitted with Lighting

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
ROADS	MILES	Hull	56
A1 [M]	4	Felixstowe	182
M18 J3	7	RAIL	MILES
M18 J2	8	Doncaster iPort	6
M1 J32	12	Doncaster Station	9
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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