

# Jubilee Park

J3 M18 | First Avenue | Doncaster Sheffield

**Airport Units from 13,026 sq ft to 29,790 sq ft**

Available Now



**Priority** Space

# Description

The units provide modern warehouse space and include office/toilet accommodation as follows:

- Reception area with stairs, lift and disabled toilet.
- Units will have toilets accessible to the warehouse.
- Kitchenette/tea point.
- Stairs and lift.
- Toilets.
- Open Plan office area at first floor.

The units have concrete service yards and car parking, with the 29,789 unit having a separate tarmacadam car park area. All units have disabled car parking and electric charging points.

The buildings are of duo pitched steel frame construction, with a mixture of full height factory finished steel cladding, using a mix of micro-rib and trapezoidal profiles. The roof is a factory finished metal cladding system, complete with angled fascia's and soffits. The buildings are fully insulated to meet today's design standards.



# Services

- Metered 3 phase mains electricity and water is provided to the units. Interested parties should ensure capacity is sufficient for their use.
- Foul water drainage connected to mains drainage, with surface water drainage connected to a soak away within the service yard.
- Fibre Broadband is provided 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 37.5kN/m<sup>2</sup> (Unit B & C) and 50kN/m<sup>2</sup> (Unit C)



Minimum height to underside of haunch is 6m to Units B & C and 8m to Unit A



Solar reflective glazing to the double glazed windows and entrance doors



Heated toilets, with hand dryer and motion sensor LED lighting



Kitchenette and tea point with base units, wall cupboards and space for a fridge



External LED lighting to the service yard



Designated car parking spaces



Electric car charging points



Internal cycle storage



Fire alarm and emergency lighting



Highly efficient unit with good level of insulation and air tightness



The units achieved an EPC rating of A. EPC available on request



A secure gate is to be installed at the site entrance, with 2.1m high weld mesh fencing to the entire site perimeter



Plans and drawings available on request

## Location

Jubilee Park is a scheme of brand new units adjacent to Doncaster Sheffield Airport. Situated approximately 6 miles south of Doncaster City Centre. The M18 motorway is approximately 1.5 miles away accessed via the A6182. For navigation purposes use postcode DN9 3CP.



Jubilee Park

To M18

Doncaster  
Sheffield  
Airport

# Accommodation

The units have the following measured GIA areas:

Unit	Size	Car Parking
A	29,790 sq ft	37
B	13,026 sq ft	15
C	16,041sq ft	23

Let



