

DONCASTER 191

ergo.
Logistics

UNITY, DONCASTER, DN8 5GS

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AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET/FOR SALE

NEW INDUSTRIAL / LOGISTICS UNIT
OF 191,305 SQ FT (17,772.9 SQ M)

DONCASTER 191

UNITY, DONCASTER, DN8 5GS - JUNCTION 5, M18

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Overview

Doncaster 191 comprises a brand new, industrial / distribution unit. The unit is of steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roof, designed to meet the modern occupier requirements.

Features

BREEAM® VERY GOOD



EPC A-16



**50KN FLOOR
LOADING**



**FITTED OFFICE
ACCOMMODATION**



**56M DEPTH
SECURE YARD**



**15M TO UNDERSIDE
OF HAUNCH**

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Building Specification

DONCASTER 191

Ground Floor Warehouse
181,773 Sq Ft (16,887.3 Sq M)

Ground Floor Offices
4,979 Sq Ft (462.6 Sq M)

First Floor Offices
4,553 Sq Ft (423.00 Sq M)

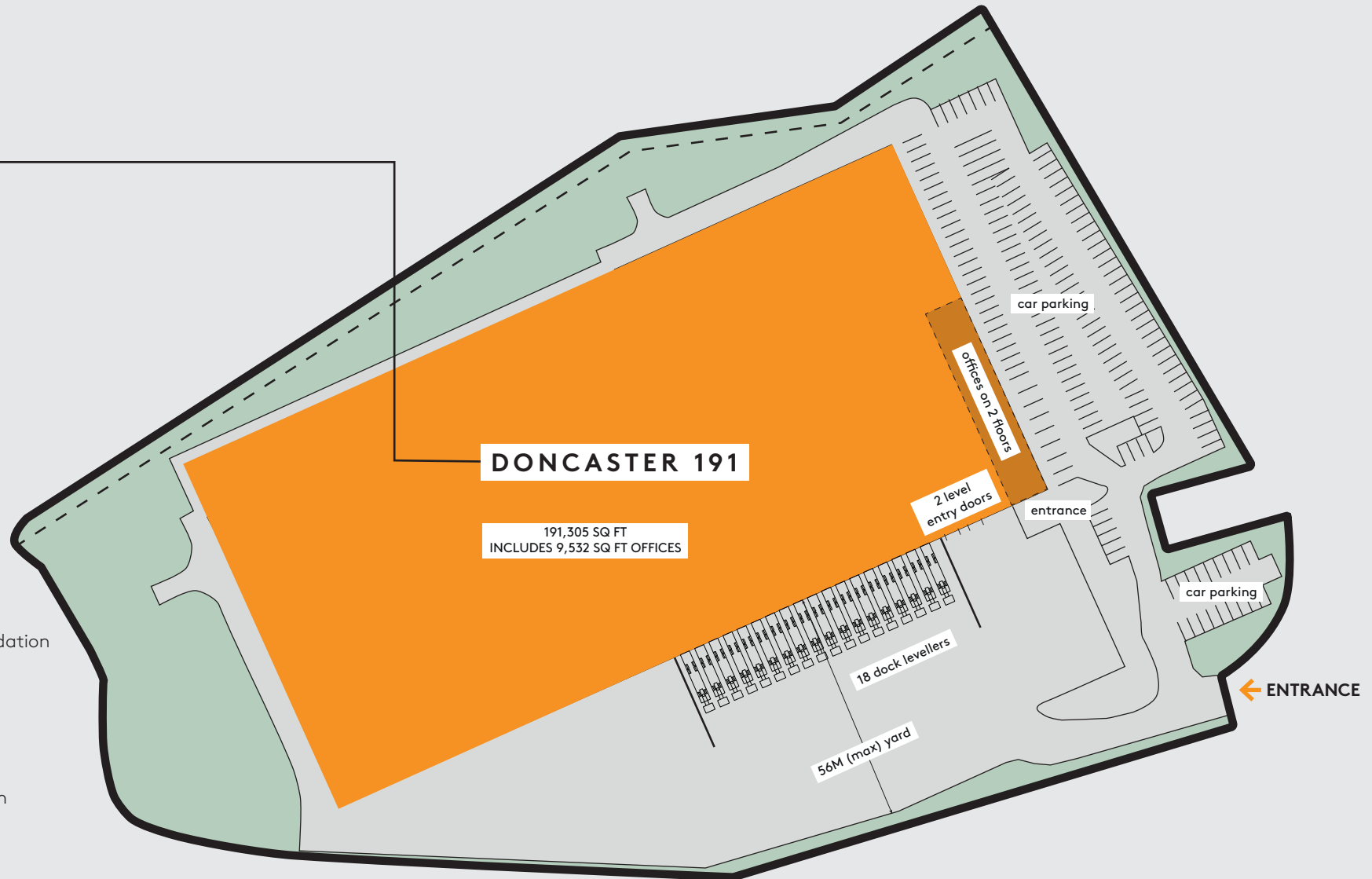
Total GIA
191,305 Sq Ft (17,772.9 Sq M)

Specification

- 50kn floor loading
- 15m underside haunch
- 2 ground level loading doors
- 18 dock level loading doors
- 2 storey fitted office accommodation
- 560kva power supply
- 165 car parking spaces
- 8 trailer spaces
- 18 EV parking spaces
- Grade A offices
- VRF heating and cooling system

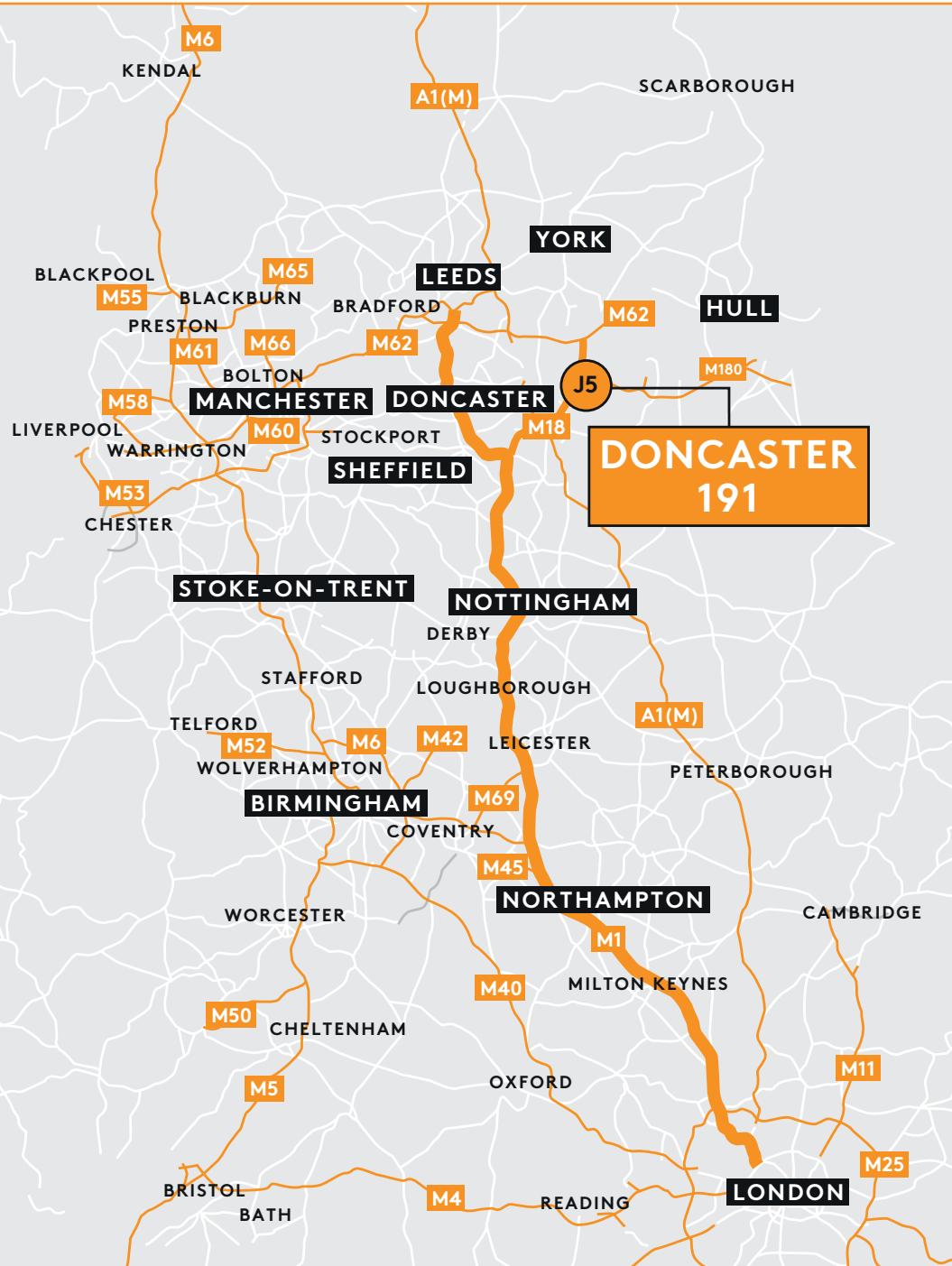
KEY

- Development boundary
- Proposed warehouse building



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Location

Doncaster 191 is part of the Unity development, strategically located with immediate and direct access to **Junction 5 of the M18** which in turn provides unrivalled links to the wider motorway network, including the M180, M62 and A1(M).

Doncaster town centre is approximately 7.5 miles away, Sheffield is 22 miles to the south-west, Leeds is approximately 33 miles away and London 170 miles away.

Doncaster 191 is ideally located for logistics use given its central location with 87% of the UK population within 4.5 hour drive.

Rail freight access is available at iPort Doncaster and Doncaster Railport. The east coast ports of Immingham and Hull are within an hour's drive.

Drive times

LOCATION	MILES	MINS
DONCASTER	7.5	16
SHEFFIELD	22	35
LEEDS	33	45
NOTTINGHAM	51	60
BIRMINGHAM	103	1hr 40
LIVERPOOL	104	1 hr 50
LONDON	170	3hrs 20

AIRPORTS	MILES	MINS
LEEDS BRADFORD	48	60
EAST MIDLANDS	64	60
MANCHESTER	87	1hr 25
BIRMINGHAM	98	1hr 30

PORTS	MILES	MINS
IMMINGHAM	36	40
HULL	40	45

Planning

The unit is suitable for distribution uses (Class B8).

Legal Costs

Each party to bear their own legal costs incurred in any transactions.

Contact

EPC

EPC A-16 and BREEAM Very Good certification available.

VAT

All figures are subject to VAT where applicable.

Services

All mains services of electricity, gas and water are connected to the building.

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.



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Logistics

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