

# ST. MODWEN PARK DONCASTER

DONCASTER • DN2 4LT

# TO LET D53



ST.MODWEN

INDUSTRIAL / WAREHOUSE UNIT • 53,072 sq ft (4,930.4 sq m)



Existing occupiers



**BOSCH**



**DB SCHENKER**



**THORNHILL**

# ST. MODWEN PARK DONCASTER

## D53

D53 is a new warehouse / industrial unit that was completed in early 2020. The unit has been designed to cater for modern versatile occupier needs including high-bay warehouse with 2 level access doors and 3 dock loading doors which are serviced by a 45m deep yard.

The office accommodation has a large ground floor reception area which is accessed from a separate landscaped car park with 41 spaces. The high grade first floor offices have carpeted raised-access floors and the climate is controlled by energy efficient combined heating cooling and ventilation system.



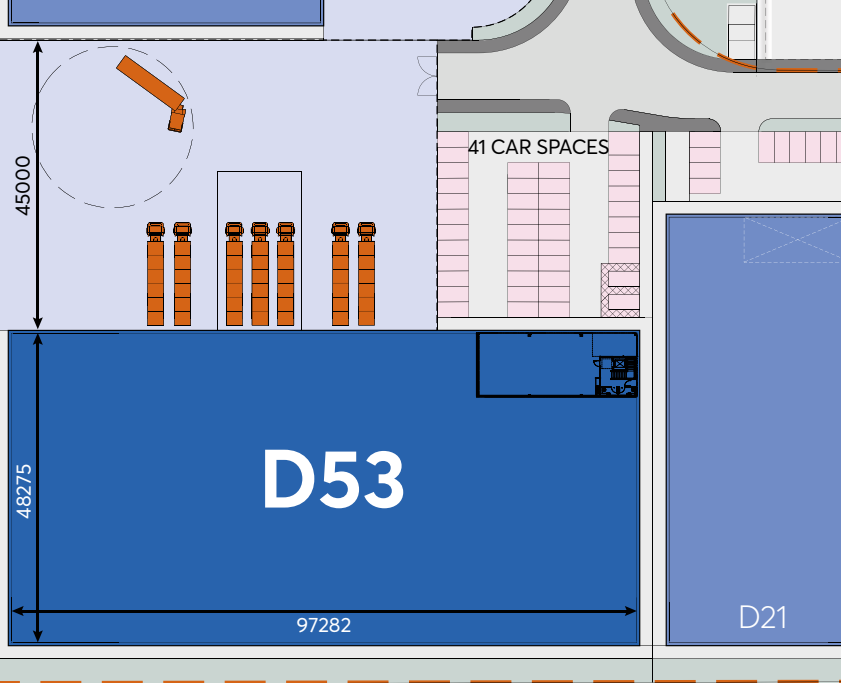
## SPECIFICATION

### NEW DETACHED WAREHOUSE/INDUSTRIAL FACILITY

- 50 KN/M<sup>2</sup> FLOOR LOADING
- 10M EAVES
- LARGE SECURE YARD
- ELECTRIC CAR CHARGING POINTS
- HIGH ADDITIONAL POWER AVAILABILITY

### OFFICE ACCOMMODATION

- RAISED ACCESS FLOORS
- COMBINED HEATING COOLING AND VENTILATION
- PASSENGER LIFT



Gross weekly pay in Doncaster is **13%** below the national average for the UK



Doncaster is one of the lowest cost locations in the UK for engineering / manufacturing



Average Hourly Pay  
**£11.94**  
(GB average £13.03)



Doncaster Population  
**308,900**



Hourly wage rates are **15%** below the national average for the UK



Labour market catchment  
**1.6 million**  
within 30 miles

## ACCOMMODATION

### AVAILABLE NOW

D53	SQ FT	SQ M
Warehouse	49,941	4,639.5
Ground Floor Office	609	56.6
First Floor Office	2,522	234.3
<b>TOTAL</b>	<b>53,072</b>	<b>4,930.4</b>
Yard Depth		45m
Level Access Doors		2
Dock Level Access		3
Car Parking		41
Power		275 KVA

An additional new yard of 0.4 acre and car parking in close proximity to the unit is available under separate negotiation.





# ST. MODWEN PARK DONCASTER



**DISTANCES AND DRIVE TIME**  
from DN2 4LT (Source: AA)

Doncaster Airport	8 miles	23 mins
Sheffield	22 miles	30 mins
Leeds	34 miles	50 mins
Hull	43 miles	1 hr
Manchester	55 miles	1 hr 26 mins
Birmingham	98 miles	2 hrs 10 mins
Newcastle	116 miles	2 hrs 48 mins
London	175 miles	3 hrs 46 mins



COMMERCIAL DEVELOPMENT OF THE YEAR

## LOCATION

St. Modwen Park Doncaster, previously known as Parkside Business Park, extends to 27 acres and is an established business location off Wheatley Hall Road, one of the main arterial routes in to Doncaster.

## DESCRIPTION

Phase 1 of the development of St. Modwen Park Doncaster was completed in 2016 and is home to DB Schenker and Robert Bosch Limited. Two further units were completed in 2018, which are now occupied by Thornhill Engineering, a subsidiary of Greens Power. This unit forms part of the final phase 3 on this well managed Business Park.



## FOR FURTHER INFORMATION

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**IMPORTANT NOTICE.** These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. 14549/4 carve-design.co.uk 02/2020

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