

Platinum Park

J3 M18 | First Avenue | Doncaster Sheffield Airport

Units from 1,750 sq ft to 5,800 sq ft

FOR SALE



PrioritySpace

Description

The new units will provide modern warehouse space and will include disabled toilets and tea points, together with tarmac service yards.

The buildings will be of mono 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 to be a factory finished metal cladding system, complete with angled fascia's and soffits. The buildings will be fully insulated to meet today's design standards.



Services

- Metered 3 phase electricity mains electricity and water are to be 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.
- Broadband to be provided with ducts 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 30KN/m²



Minimum height to underside of haunch is 3.5m, rising to approx. 5.8m depending on the unit



Solar reflective glazing to the double glazed windows and entrance doors



Heated disabled toilet, 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



Shared forecourts/ service yards with designated parking plus additional visitor spaces



Electric car charging points



Cycle parking



Fire alarm



Highly efficient unit with good level of insulation and air tightness



The unit shall achieve an EPC rating of minimum 'B'. EPC available on request



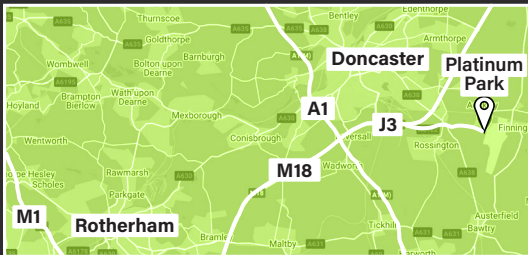
An electric sliding gate is to be installed at the site entrance, with 2.1m high weld mesh fencing to the entire site perimeter



Plans and drawings available on request

Location

Platinum 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.



Platinum Park

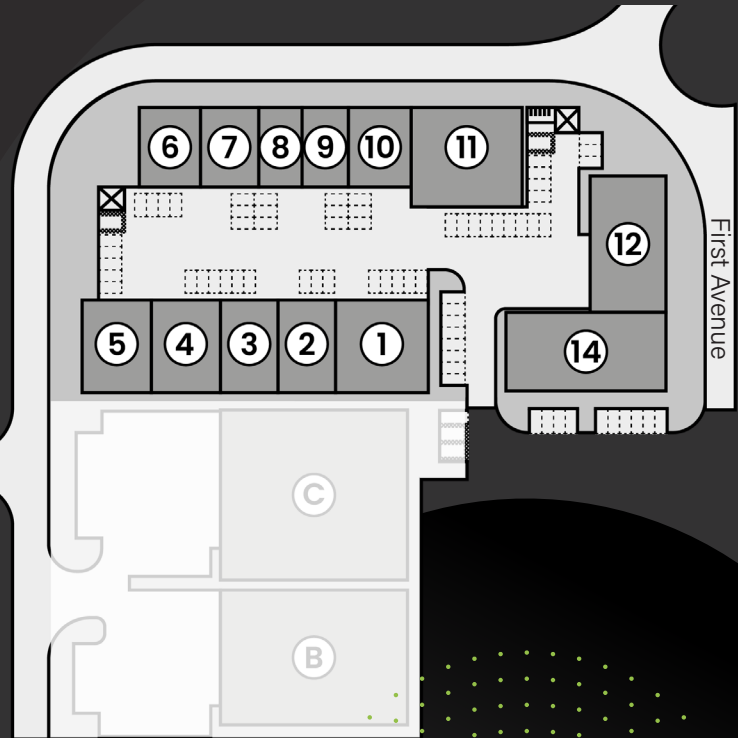
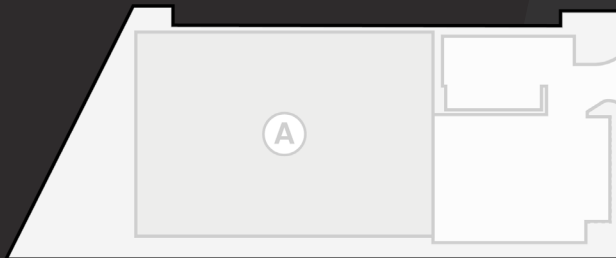
To M18

Doncaster
Sheffield
Airport

Accommodation

The units will have the following approximate GIA areas:

Unit	Size	Car Parking	Unit	Size	Car Parking
1	4,000 sq ft	6	8	1,750 sq ft	3
2	2,500 sq ft	4	9	1,750 sq ft	3
3	2,500 sq ft	4	10	2,250 sq ft	4
4	3,000 sq ft	5	11	5,000 sq ft	8
5	3,000 sq ft	5	12	5,000 sq ft	7
6	2,250 sq ft	4	14	5,800 sq ft	10
7	1,900 sq ft	4			



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Planning

Planning has been granted by Doncaster Council for a scheme of 16 Units with B1, B2 and B8 consent under the Town & Country Planning Use Classes Order (as amended) September 2020.

Terms

Units are for sale by way of a 250 year long leasehold (virtual freehold) interest, subject to a ground rent. An estate charge will be payable to ensure upkeep and maintenance of common areas and provision of shared services. Please contact the retained agent for further details.

Price

Price available from agents. VAT is payable.

A Development By:

Priority Space



All Enquiries:

Ed Norris
07711519339 | ed@cppartners.co.uk

Max Pickering
07835059363 | max@cppartners.co.uk

Rebecca Schofield
07776172123 | rebecca.schofield@knightfrank.com

Kitty Hendrick
07989735137 | kitty.hendrick@knightfrank.com



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