

# AVRO PARK

FIRST AVENUE | DONCASTER SHEFFIELD AIRPORT | DN9 3RH

**FOR SALE / TO LET**

NEW HIGH SPECIFICATION  
INDUSTRIAL UNITS FROM

**1,250 - 5,500 SQ FT**

PLUS DESIGN & BUILD INDUSTRIAL OPPORTUNITY UP TO 30,000 SQ FT



AVAILABLE  
**NOW!**

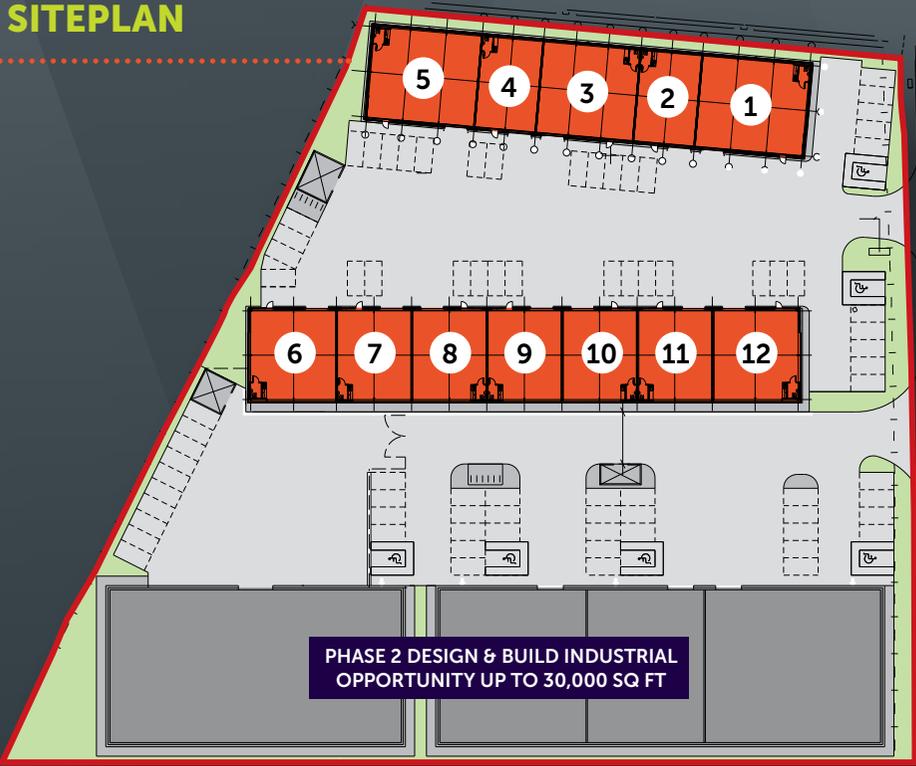


## ACCOMMODATION

The units will provide the following approximate Gross Internal Floor Areas:

Unit	sq ft	sq m	CPS	Unit	sq ft	sq m	CPS
1	2,250	209	5	7	1,500	139	3
2	1,250	116	2	8	1,500	139	2
3	2,000	186	3	9	1,500	139	2
4	1,250	116	2	10	1,500	139	2
5	2,250	209	5	11	1,500	139	2
6	1,750	163	3	12	1,750	163	4

## SITEPLAN



## DESCRIPTION

The new units will provide modern warehouse space built to a high specification of sustainability equivalent to BREEAM Very Good. Each unit will benefit from three phase electricity, a kitchenette, W/C facilities, shared service yard and designated car parking spaces. The buildings will be of mono pitched steel frame construction, with architecturally designed external finishes, using a mix of Curvewall, micro-rib and trapezoidal profiles.

## SERVICES

- Metered mains electricity and water are to be provided to the units, together with ducts for telephone and broadband. Interested parties should ensure capacity is sufficient for their use.
- Foul water drainage connected to mains drainage.
- Superfast broadband has been provided across Doncaster Sheffield Airport, with a fibre enabled cabinet provided to the site frontage and ducts to all units. Interested parties should check with the relevant provider to confirm broadband speeds.



## SPECIFICATION



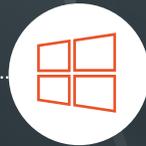
ELECTRICALLY OPERATED INSULATED SECTIONAL OVERHEAD DOORS, WITH PROTECTION BOLLARDS



SMOOTH FINISH STRUCTURAL CONCRETE FLOOR TO TAKE IMPOSED LOADS OF 30KN/M2



MINIMUM HEIGHT TO UNDERSIDE OF HAUNCH TO THE REAR IS 4.0M, RISING TO 5.3M TO THE FRONT



SOLAR REFLECTIVE GLAZING TO THE DOUBLE GLAZED WINDOWS AND ENTRANCE DOORS



HEATED DISABLED TOILET, WITH HAND DRYERS AND MOTION SENSOR LED LIGHTING



SHARED FORECOURTS/SERVICE YARDS WITH DESIGNATED PARKING PLUS ADDITIONAL VISITOR SPACES



EXTERNAL LED LIGHTING TO THE SERVICE YARD



KITCHENETTE WITH WATER HEATER



ELECTRIC CAR CHARGING POINTS



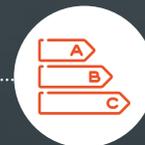
CYCLE PARKING



EXTERNAL BIN STORE



FIRE ALARMS



INDICATIVE EPC AVAILABLE ON REQUEST



PLANS AND DRAWINGS AVAILABLE ON REQUEST



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## TERMS

Individual units are available to purchase by way of 250-year lease (virtual freehold) with a ground rent payable.

a development by

**Priority Space**



## PRICE

Please call the agents.  
All costs are subject to VAT.

## DONCASTER SHEFFIELD AIRPORT

The business park comprises 500 acres with the potential to develop up to 4,000,000 sq ft of commercial space.

Doncaster Sheffield Airport is the fastest growing airport in the UK and had a record year for cargo flights in 2016.

## LOCATION

Avro Park is a scheme of brand new high specification industrial and warehousing units adjacent to the existing Skypark scheme, part of Doncaster Sheffield Airport's business district, situated approximately 6 miles south of Doncaster town centre. The M18 motorway is approximately 1.5 miles distance via the A6182.



## ALL ENQUIRIES

Please contact the joint letting agents in the first instance.

**barnsdales™**

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Satellite image courtesy of Google Earth.