

Jubilee Park

J3 M18 | First Avenue | Doncaster Sheffield Airport

Units from 13,000 sq ft to 29,750 sq ft

FOR SALE



Priority Space

Description

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

- Reception area with stairs, lift and disabled toilet.
- The 29,750 unit will have toilets accessible to the warehouse.
- Kitchenette/tea point.
- Stairs and lift.
- Toilets.
- Open Plan office area at first floor.

The units will have concrete service yards and car parking, with the 29,750 unit having a separate tarmac car park area. All units will have disabled car parking.

The buildings will be 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 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 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 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 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

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

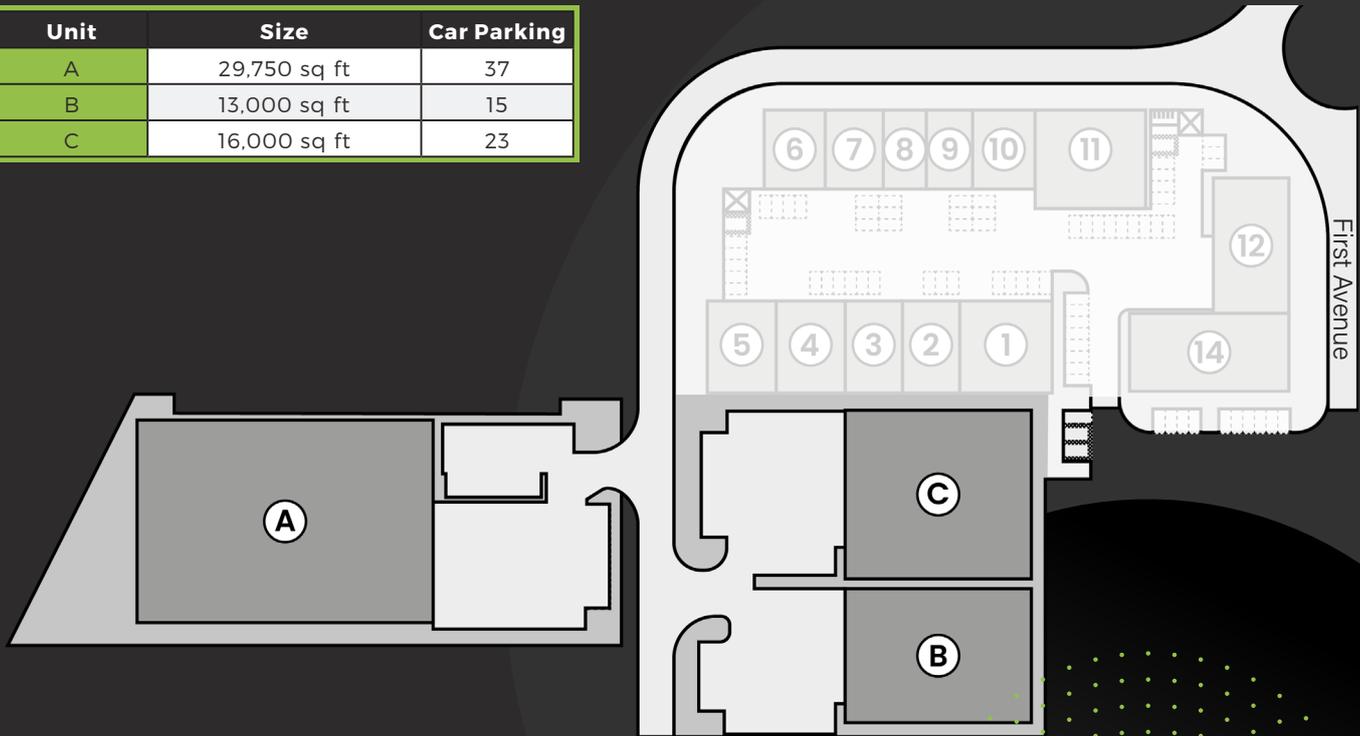
To M18

Doncaster
Sheffield
Airport

Accommodation

The units will have the following approximate GIA areas:

Unit	Size	Car Parking
A	29,750 sq ft	37
B	13,000 sq ft	15
C	16,000 sq ft	23



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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



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