

PEREGRINE COURT

UNITS 1 & 2 • SECOND AVENUE
AUCKLEY • DONCASTER • DN9 3RZ

EASY ACCESS TO J3 M18



2 NEW INDUSTRIAL / WAREHOUSE UNITS

17,000 - 21,000 SQ FT
1,579 - 1,951 SQ M

COMPLETION DECEMBER 2023

**TO LET/
FOR SALE**

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DESCRIPTION

Unit 1 and 2 are the latest phase of development at Peregrine Court, following on from the successful Phase 1 Kestrel Court development, which is home to NCM Auctions, Price Transport and Dual Inventive.

Units 1 and 2 are under construction and due to reach practical completion in December 2023. The units will be finished to a high specification to include:



35 N/m floor loading



Haunch heights:
Unit 4 - 8 m
Unit 5 - 7.5 m



10% roof lights



2 ground level loading doors to each unit



Secure yard



Fully fitted offices over two floors



Dedicated car parking with EV charging point to each unit



Connections to all mains services



ACCOMMODATION SCHEDULE

From the measurements provided the premises extend to the following gross internal floor area :

	Sq M	Sq Ft
UNIT 1		
Warehouse	1,765	19,000
Ground Floor Office	93	1,000
First Floor Office	93	1,000
TOTAL	1,951	21,000
UNIT 2		
Warehouse	1,394	15,000
Ground Floor Office	93	1,000
First Floor Office	93	1,000
TOTAL	1,579	17,000



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8 mins

J3 M18



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J3 M18

LOCATION

The development is located on Second Avenue, close to the former Doncaster Sheffield Airport.

The scheme is easily accessible to the M18 at Junction 3 via Great Yorkshire Way. The M1, M180, A1(M) and M62 are also easily accessible.

DRIVE TIMES

- Junction 3 M18 8 mins
- Sheffield 25 mins
- Leeds 45 mins
- Nottingham 45 mins
- Manchester 1 hr 20 mins
- Birmingham 1 hr 35 mins
- London 2 hrs 30 mins
- Immingham Port 45 mins
- Port of Hull 50 mins

VAT

All figures are subject to vat where applicable.

ESTATE CHARGE

There is an estate charge payable for maintenance of common areas.

AVAILABILITY

The premises are available to let by way of a new lease on terms to be agreed, alternatively the premises are available for sale

ANTI-MONEY LAUNDERING REGULATION

In accordance with Anti Money Laundering Regulations, evidence of identity and the source of funding will be required from the successful purchaser prior to instructing solicitors. Further information is available on request.

EPC

Available on request.

VIEWING & FURTHER INFORMATION

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A DEVELOPMENT BY
MARSHALL CDP:

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Comprehensive business support is available through Business Doncaster. For more information please contact 01302 735 555

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[Particulars dated [August 2023]. Photographs and videos dated [August 2023].]

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