

FOR SALE / TO LET.



New High Quality Industrial / Warehouse Unit with Good Links to the M18 Motorway at Junction 3.



Unit A Jubilee Park, First Avenue, Doncaster, DN9 3GP.

Brand new detached industrial / warehouse unit extending to approximately 29,790 sq ft (2767.6 sq m) – Available Now.

Location.

Jubilee Park is a new industrial/warehouse scheme adjacent to Doncaster Sheffield Airport. Jubilee Park is accessed off First Avenue, which connects to Great Yorkshire Way (A6182), providing a direct link to Junction 3 of the M18 motorway approximately 1.5 miles. The intersection at Junction 2 of the M18 Motorway and Junction 35 of the A1(M) is also situated approximately 6 miles to the West. Doncaster City Centre is approximately 6.3 miles to the North West.

Some notable local occupiers include LRS Ceramic Tiling, Redline Assured Security, Skanwear and SCS Distribution Centre.

Description.

The available premises comprise a new detached industrial / warehouse unit of steel portal frame construction, with full height steel cladding and partial glazing to the front elevation, set beneath a pitched roof incorporating translucent roof panels.

The property is finished to a high quality specification to include the following:

- Finished to a shell specification
- Good quality fitted office accommodation located on the first floor accessed by a lift and stairs from the entrance / reception area
- DDA compliant lift
- Kitchenette / staff facilities and WC facilities to the ground and first floor
- 8 metre eaves height
- 50 kN/m² floor load bearing capacity
- Two full height roller shutter loading doors
- Connections to all mains services
- Fibre broadband
- Ample car parking with approximately 37 marked spaces and secure gated yard space



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Ground Floor Warehouse	2,615.69	28,155
First Floor Office	151.89	1,635
Total	2,767.6	29,790

Quoting Rent.

The quoting rent is £8.50 per sq ft per annum exclusive.

Quoting Price.

The quoting price is £135 per sq ft exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Estate Charge.

A wider Estate Charge is payable to cover the maintenance and upkeep of the estate roads.

Rateable Value.



Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of A.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated August 2024. Photographs dated October 2023.

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