

BRAND NEW HIGH QUALITY
INDUSTRIAL UNITS

PLATINUM PARK • FIRST AVE • DONCASTER
SHEFFIELD AIRPORT • DONCASTER •
DN9 3GP



FOR SALE / TO LET.



**Priority
Space**

- Brand New Industrial / Warehouse Units
- 1,750 Sq Ft to 5,000 Sq Ft
- Available to Rent or Buy
- Next to Doncaster Sheffield Airport
- Excellent Road Links
- Suit Various Commercial Uses



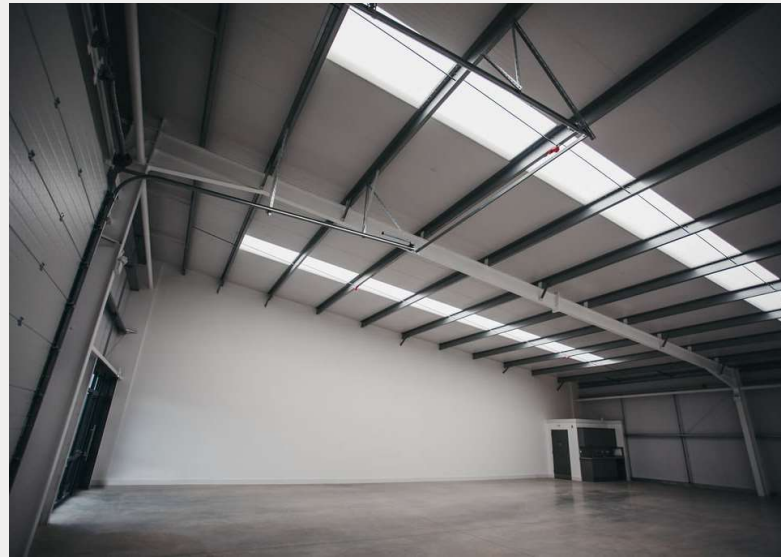
FLINT
REAL ESTATE

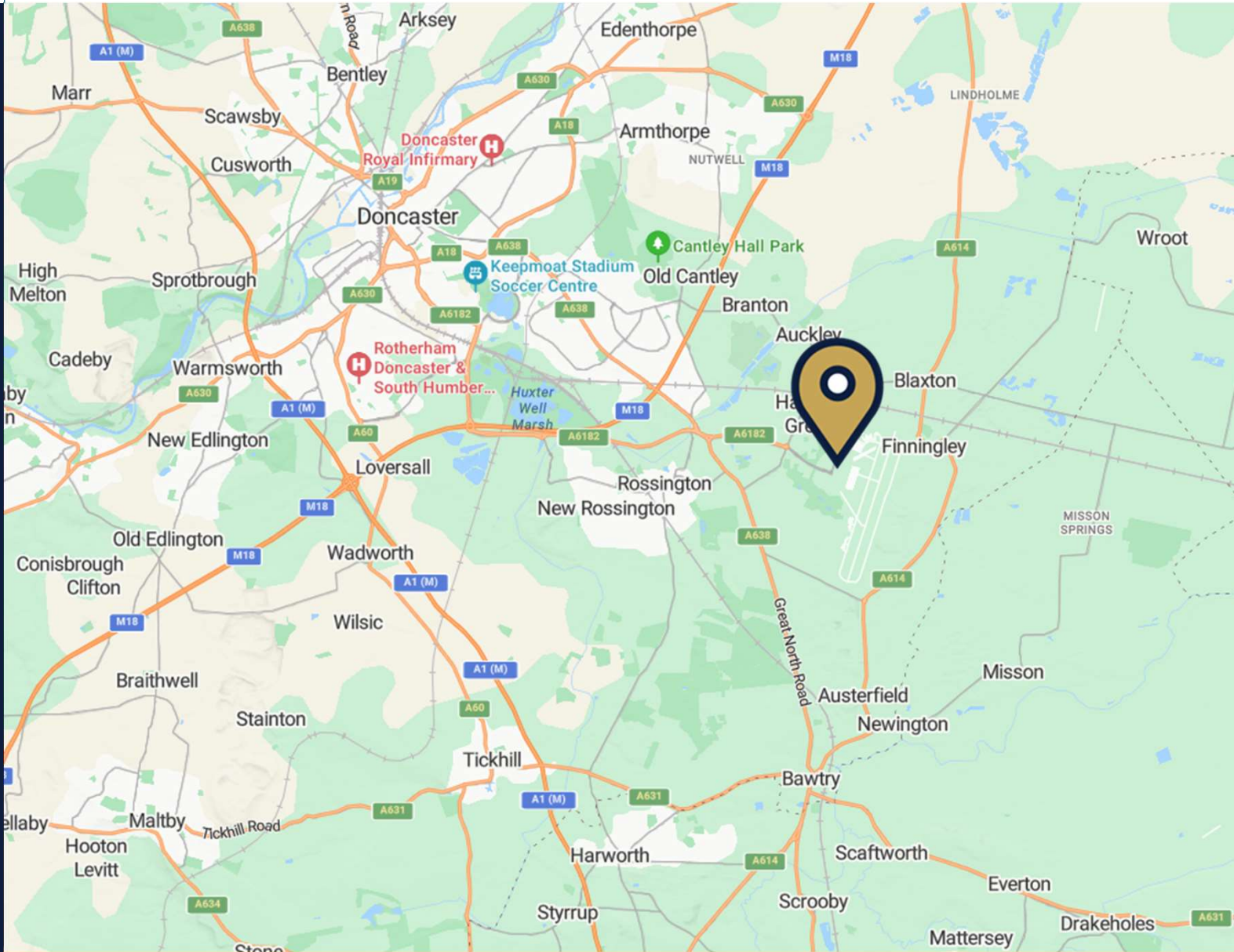


PROPERTY SUMMARY

Brand new, high quality industrial / warehouse units suitable for a range of occupiers and investors

- Available For Sale or To Let
- From 1,750 sq ft to 5,000 sq ft
- Easy access to the regions motorway network with A1 & M18 close by
- Tarmac service yard & parking areas
- Established location next to DSA and within a short drive of J3 of the M18 and J35 of the A1 (M).
- Premium design and finish
- Suit owner occupiers & speculative investors
- Reopening of the Doncaster Sheffield Airport due in 2025
- Minimum Energy Performance rating of B





LOCATION

Platinum Park is a new industrial /warehouse scheme adjacent to Doncaster Sheffield Airport. The 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.

The estate is well placed to take advantage of the regions transport network with excellent connections via road, rail and air.

The reopening of Doncaster Sheffield Airport is due in 2025.



SAT NAV: DN9 3GP



what3words: **SPLENDID.SNOWBALLS.INHABITED**



DESCRIPTION

Brand new industrial units providing high quality, modern space. The buildings are of mono pitched style construction with attractive full height cladding.

The units benefit from the following specification:

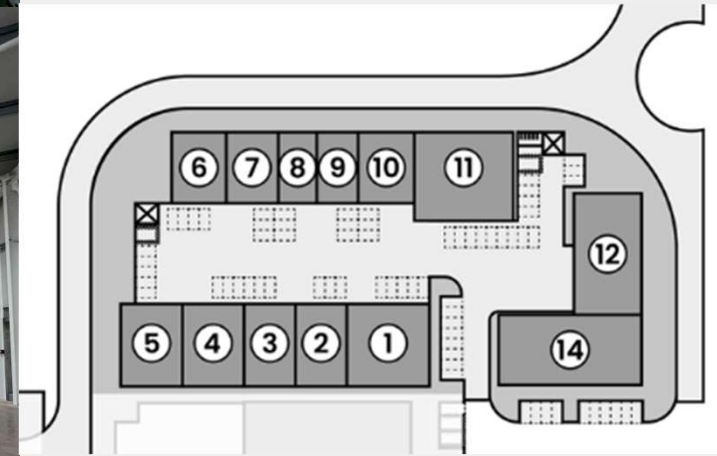
- Units ranging from 1,750 sq ft to 5,000 sq ft
- Modern kitchenette facility
- Attractive glazed frontage
- Heated disabled WC
- Electrical loading doors
- Floor loading of 30KN/m²
- Electric car charging points
- Energy efficient units
- Designated parking
- Up to 5.8m eaves height
- Suitable for a range of industrial, storage and workshop uses
- Secure site with electric gate access



ACCOMMODATION

The property benefits from the following Gross Internal Floor Areas:

Availability	Sq M	Sq Ft
Unit 2	232.26	2,500
Unit 3	232.26	2,500
Unit 7	176.52	1,900
Unit 9	162.58	1,750
Unit 11	464.52	5,000



AVAILABLE IMMEDIATELY



TERMS

Available For Sale or To Let on terms to be agreed.

GUIDE PRICE / RENT

Quoting prices are available from the agents upon request. The units are available on their own or as a multi unit lease or purchase

RATEABLE VALUE

We recommend interested parties make their own enquiries to the VOA.

Qualifying occupiers may benefit from Small Business Rates Relief



ANTI MONEY LAUNDERING

Purchasers' must provide the necessary information to comply with Anti Money Laundering Regulations.

TENURE

Available by way of virtual freehold or leasehold.

EPC

The property has minimum rating of B.

VAT

VAT is payable at the prevailing rate.

FURTHER INFORMATION

Please contact the Agents below:

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