

# HIGH QUALITY WAREHOUSE/ INDUSTRIAL UNIT

## FOR SALE / TO LET.

UNIT 14 • AVRO PARK • DONCASTER SHEFFIELD  
AIRPORT • DONCASTER •



- Brand New Warehouse / Industrial Unit
- 2,767.49 Sq M (29,789 Sq Ft)
- Excellent Road Links

- Next to Doncaster Sheffield Airport
- Large Concrete Service Yard
- Exceptional 'A' Rated EPC



**FLINT**  
REAL ESTATE

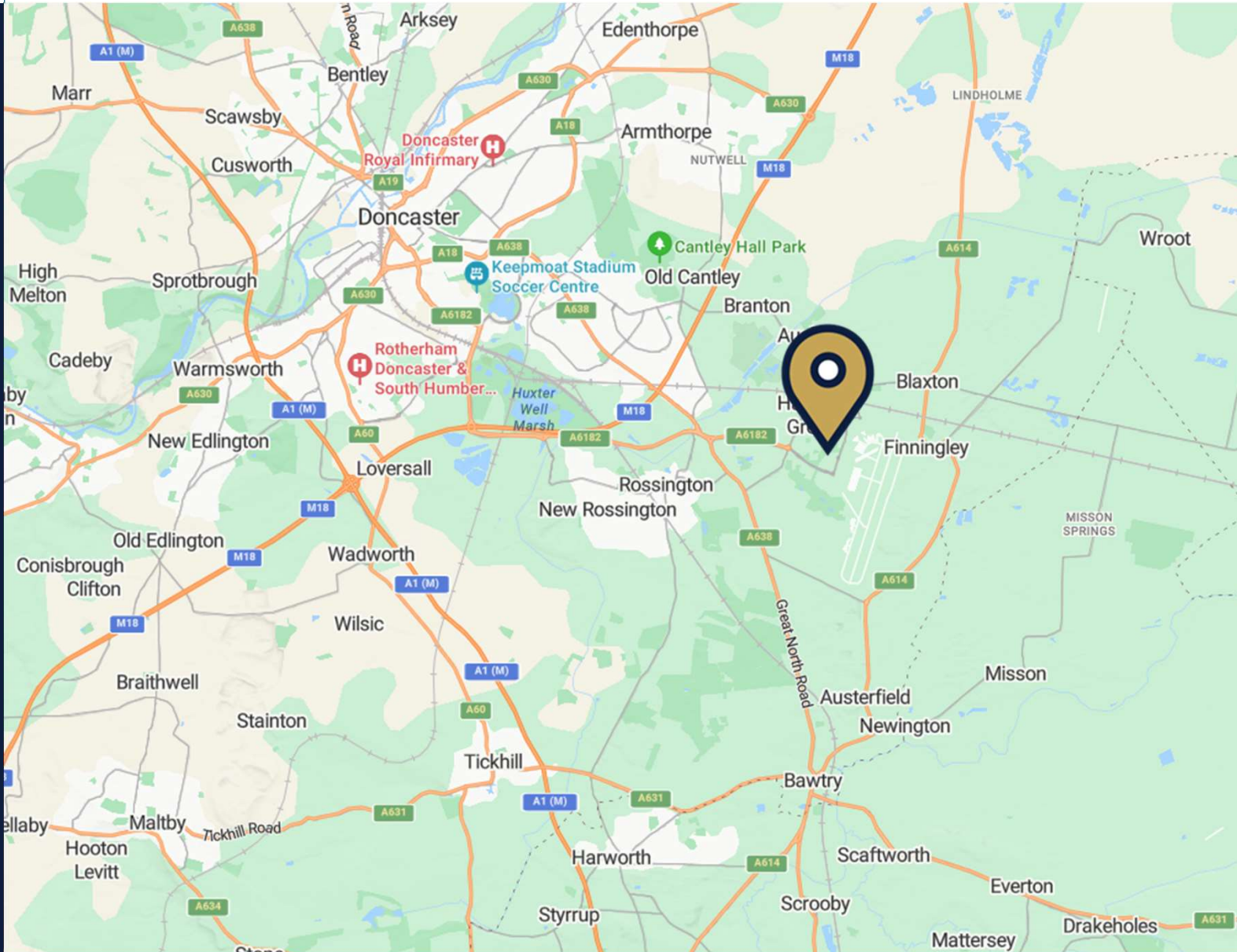


## PROPERTY SUMMARY

**Brand new, high quality industrial /  
warehouse facility with a good-sized  
yard in an excellent location**

- Available For Sale or To Let
- 2,767.49 Sq M (29,789 Sq Ft)
- Minimum eaves height 8m
- Concrete service yard & parking areas
- Available immediately
- Established location next to DSA and within a short drive of J3 of the M18 and J35 of the A1 (M).
- Premium build & design
- Suit owner occupiers & speculative investors
- Reopening of the Doncaster Sheffield Airport due in 2026
- Excellent 'A' rated energy performance
- Roof mounted solar PV
- First floor office with lift access





## LOCATION

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

The property 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 2026.



SAT NAV: DN9 3GP



what3words: **SPLENDID.SNOWBALLS.INHABITED**



## DESCRIPTION

The property comprises a brand new detached, high quality industrial / warehouse facility with the following specification:

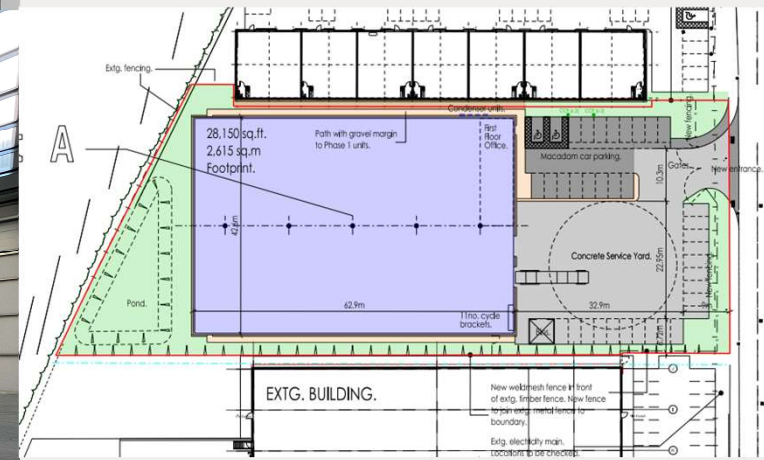
- 8m minimum eaves height
- 2 x electric loading doors
- Floor loading of 50KN/m2
- Two storey office block with open plan accommodation & kitchen facility
- Air heating & cooling system to office areas
- DDA compliant lift access to the first floor
- Electric charging points
- External LED lighting to the yard areas
- Secure fenced yard area with electric gated entrance
- Connections to main services with a 3-phase power supply
- High speed internet connection
- Large concrete service yard with marked parking for up to 37 spaces



## ACCOMMODATION

The property benefits from the following Gross Internal Floor Areas:

Floor	Sq M	Sq Ft
<b>Warehouse</b>	2,615.69	28,155
<b>Office</b>	151.89	1,635
<b>Total</b>	2,767.60	29,790



**29,789 SQ FT AVAILABLE  
IMMEDIATELY**



## TERMS

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

## GUIDE PRICE / RENT

Quoting price is £4,025,000 (four million and twenty-five thousand pounds), to acquire the virtual freehold. This figure reflects £135 per sq ft.

The quoting rent is £245,750 per annum exclusive (£8.25 per sq ft).

## RATEABLE VALUE

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



## ANTI MONEY LAUNDERING

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

## TENURE

Available by way of virtual freehold.

## EPC

The property has an excellent EPC rating of A.

## VAT

VAT is payable at the prevailing rate.

## FURTHER INFORMATION

Please contact the Agents below:

**Ben Flint**

07494735001 • 01302 639838

ben@flintrealestate.co.uk

**Alexandra De Freitas**

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk

**Kitty Hendrick**

kitty.hendrick@knightfrank.com

**Rebecca Schofield**

rebecca.schofield@knightfrank.com

01142413907



flintrealestate.co.uk

Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared Nov 2024.