

Units from 80,000 to 230,000 sq.ft on circa 16.9 acres
Leasehold or Freehold
Build to Suit Opportunity



Aerial photograph with CGI image

Nimbus Park is a new two phased development adjacent to the M18 at Junction 6. Phase 2 totals 16.9 acres and offers a build to suit opportunity for warehouse or industrial use from 80,000 sq.ft up to 230,000 sq.ft. The site has excellent transport links to the motorway network and the East Coast Ports. Detailed planning exists for a single unit of 227,000 sq.ft.

The development is a joint venture between Derbyshire based Peveril Securities Limited and Sladen Estates Limited who have extensive experience in the development of large distribution and industrial projects.

Location

Nimbus Park is located on the M18 which in turn offers easy access to the junctions with the M62, M1 and A1 (M). Phase 1 of the scheme provides a single 750,000 sq ft warehouse which is operated by DHL. The East Coast Ports are all within 43 miles, Doncaster Town Centre is 8 miles away with the Robin Hood Airport located 9 miles to the south. 44 million people (78% of the UK population) are within a 4 hour drive time. Doncaster has become one of Yorkshire's main distribution centres with significant occupiers including IKEA, B&Q, Next and ASDA amongst others.

Sustainables

Our standard specification incorporates a number of energy efficient features to help reduce running costs and the buildings environmental impact. Our buildings are designed to achieve a minimum BREEAM 'Very Good'.

Planning

P227 has a reserved matters approval for the development of a 227,528 sq.ft (21,138 sq.m) B8 unit, as defined under the Town and Country Planning (Use Classes) Order 2005.

Terms

P227 is available on a freehold or leasehold basis. For more detailed information and quoting terms, please contact Sladen Estates or the joint agents.

Viewing

By appointment with Sladen Estates or the joint agents:

Sladen Estates Limited
Contact: Mark Hawthorne
Tel: 0870 2402604
Email: mark.hawthorne@sladenestates.co.uk

Agents
CBRE
Contact: Roger Haworth / Toby Vernon
Tel: 0114 273 8857
Email: roger.haworth@cbre.com
toby.vernon@cbre.com

Moriarty & Company
Contact: Steve Moriarty
Tel: 07876 440768
Email: steve@moriarty.uk.com

Gent Visick
Contact: Andrew Gent
Tel: 0113 200 3981
Email: andrew.gent@gentvisick.com

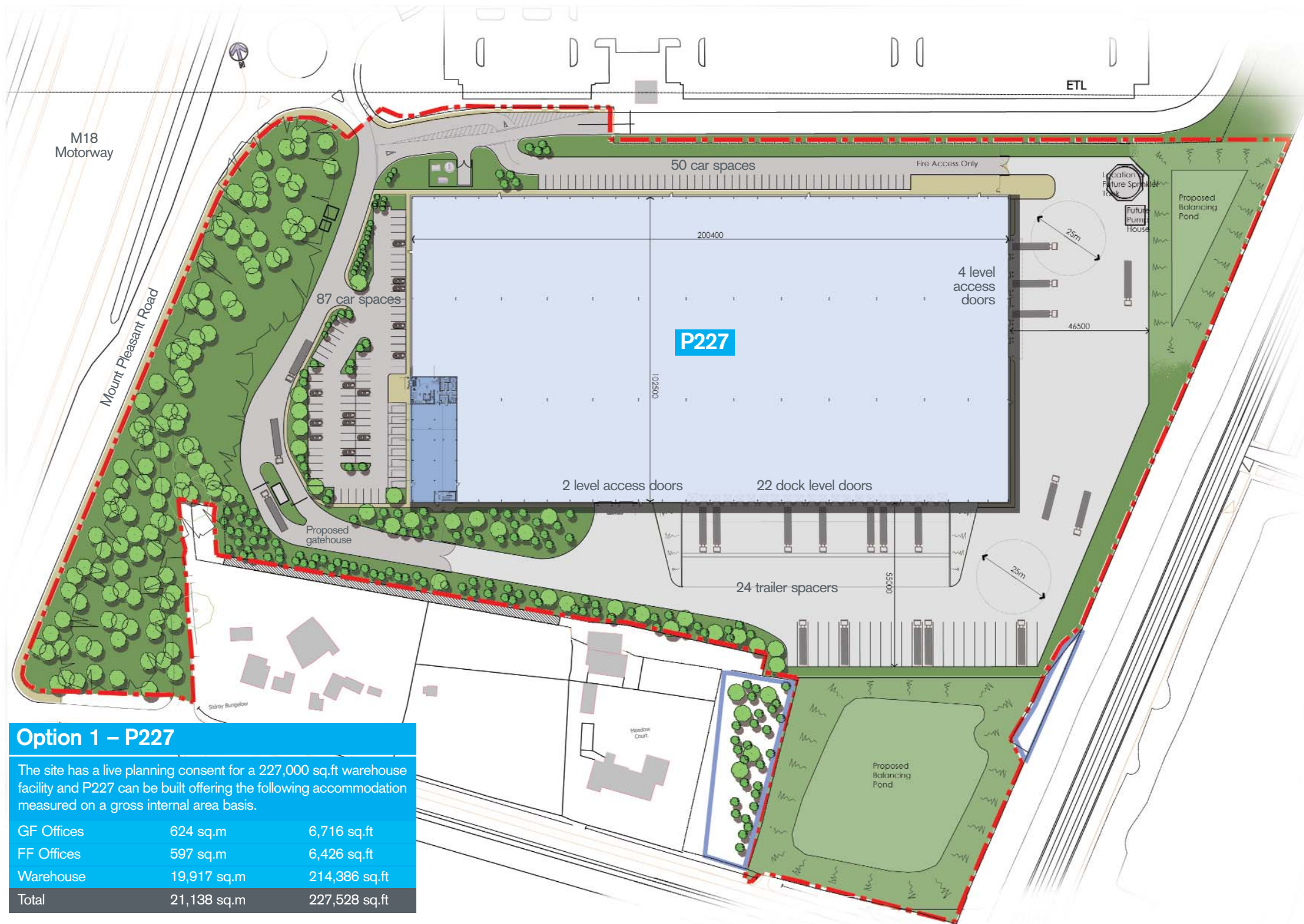
Further information

For further information about Nimbus Park, please visit: www.nimbuspark.co.uk





Aerial photograph with CGI illustration of P227



Option 1 – P227

The site has a live planning consent for a 227,000 sq.ft warehouse facility and P227 can be built offering the following accommodation measured on a gross internal area basis.

GF Offices	624 sq.m	6,716 sq.ft
FF Offices	597 sq.m	6,426 sq.ft
Warehouse	19,917 sq.m	214,386 sq.ft
Total	21,138 sq.m	227,528 sq.ft

Computer Generated Image of P227



Warehouse

- 22 Dock level doors including 2 Euro Doors
- 8 Level access doors with canopies above
- 12m Clear internal eaves height
- Floor loading of 50 Kn/m²
- Electricity supply 1.5 MVA



Office

- 2 Storey internal offices
- Raised access floors
- Gas central heating
- Provision for separate works entrance and staff facilities



External

- 137 Car spaces
- 24 Lorry spaces
- Yards on 2 faces up to 55 metres in depth
- Secure concrete service yards
- Provision for gatehouse



Option 2 – Two unit indicative scheme

Whilst the site has a detailed consent for a single B8 warehouse, a range of build to suit requirements can be accommodated (subject to planning). Option 2 shows an alternative 2 unit layout providing the following accommodation:

Unit 1

2 storey offices	697 sq.m	7,500 sq.ft
Warehouse	8,361 sq.m	90,000 sq.ft
Total	9,058 sq.m	97,500 sq.ft

Unit 2

2 storey offices	929 sq.m	10,000 sq.ft
Warehouse	12,541 sq.m	135,000 sq.ft
Total	13,470 sq.m	145,000 sq.ft

Distances & Demographics

Drive distances

CITY	BY ROAD		Travel times (approx)	
	Miles	Km	Cars	HGVs
Doncaster	8	13	10 mins	12 mins
Wakefield Europort	25	39	25 mins	30 mins
Sheffield	31	49	28 mins	33 mins
Leeds	35	57	32 mins	38 mins
Hull	35	57	30 mins	36 mins
Manchester	71	114	1 hr 8 mins	1 hr 19 mins
Newcastle	118	190	1 hr 42 mins	2 hrs
Birmingham	104	167	1 hr 29 mins	1 hr 45 mins
London	180	290	2 hrs 40 mins	3 hrs 7 mins

Port distances

Hull	38 miles
Immingham	38 miles
Grimsby Docks	43 miles



Rail distances

There are two train stations located in Thorne with the nearest mainline station located in Doncaster on the East Coast Mainline. This is the fastest route to London, the north of England and Scotland.

To	Duration	Frequency
York	23 mins	20 mins
Sheffield	30 mins	15 mins
Leeds	40 mins	30 mins
Hull	1 hr	25 mins
Manchester	1 hr 30 mins	30 mins
Newcastle	1 hr 30 mins	20 mins
London (Kings Cross)	1 hr 48 mins	15 mins
Birmingham	1 hr 58 mins	30 mins
Edinburgh	3 hrs 4 mins	Hourly

Airport distances

Robin Hood Airport, Doncaster	15 miles
Leeds Bradford Airport	45 miles
East Midlands Airport	66 miles
Manchester Airport	86 miles
Birmingham International Airport	101 miles
Liverpool John Lennon Airport	101 miles



Population and Labour Availability

Doncaster Ward Population	291,600
Economically Active	136,400
Total of working age employed	123,800
Total of working age unemployed	12,900

Drive times

20 Minute Drive Time	
Population	290,000
Economically Active	134,000
Registered Unemployed	51,400
Economically Inactive but want a job	12,800
40 Minute Drive Time	
Population	2,891,325
Economically Active	1,424,750
Registered Unemployed	124,065
Economically Inactive but want a job	112,600

Source: Nomis Web and Invest in Doncaster.

Grant Assistance

Thorne is within a Tier 2 Assisted area, which may mean funding is available for qualifying projects under the GBI Scheme. For further information please contact Invest in Doncaster on 01302 737 447 or www.investindoncaster.co.uk



For further information please contact the joint agents:

A development by:

Toby Vernon / Roger Haworth

Andrew Gent

Steve Moriarty



Peveril Securities Ltd



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