

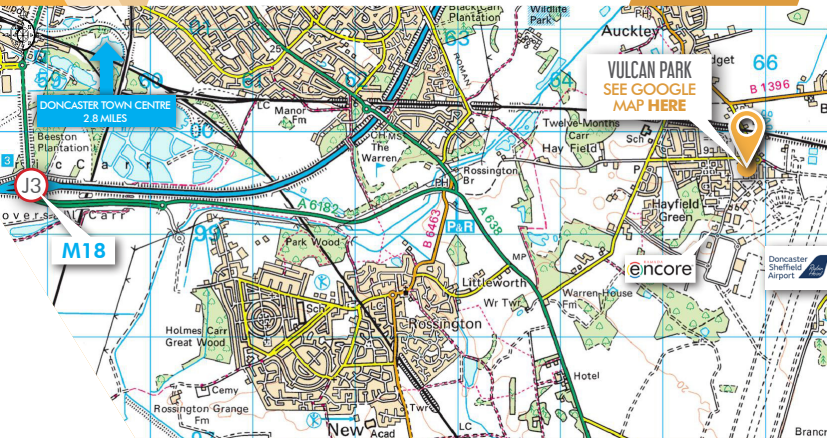
VULCAN PARK

DONCASTER SHEFFIELD AIRPORT, DONCASTER DN9 3GN

- A NEW INDUSTRIAL / WAREHOUSE SCHEME
- 3 UNITS
 - Unit 1: 16,000 sq ft
 - Unit 2: 11,000 sq ft
 - Unit 3: 22,000 sq ft
- SUITABLE FOR B1c, B2 and B8 USES

FOR SALE/TO LET

VULCAN PARK



SAT NAV:
DN9 3GN

Vulcan Park will provide a high quality industrial / warehouse scheme totalling 49,000 sq ft (4,552 sqm) over 3 detached units on a site area of 2.73 acres (1.10 ha)

- Outline specification:
- 8m eaves height
 - Ground level loading doors
 - Fully fitted integral first floor office space
 - Ground floor reception area inc Male / Female WC 's
 - Concrete service yard provision (secure yard provision Unit 3)
 - Staff parking provision



PROPOSED SITE PLAN



UNIT 1



UNIT 3

Accommodation

The units will provide the following approximate Gross Internal Areas:

UNIT	FLOOR	Sq m	Sq ft
1	Warehouse inc reception/WCs	1,393	15,000
	First floor Offices	92	1,000
	TOTAL	1,486	16,000
2	Warehouse inc reception/WCs	929	10,000
	First floor Offices	92	1,000
	TOTAL	1,021	11,000
3	Warehouse inc reception/WCs	1,858	20,000
	First floor Offices	185	2,000
	TOTAL	2,043	22,000

Terms

On completion the units will be available For Sale (Long Leasehold) or To Let on new full repairing and insuring lease for a term of years to be agreed.



SUBJECT TO CONTRACT Disclaimer: CBRE Limited & Gent Visick, January 2018

CBRE Limited and Gent Visick Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited and Gent Visick Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited and Gent Visick Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited and Gent Visick Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. All maps and plans in this document are for identification purposes only.

CONTACTS

For further information/viewings please contact:

Dave Cato
CBRE Ltd
T: 07983 388 939
E: dave.cato@cbre.com

Paul Mack
Gent Visick Ltd
T: 07921 933 636
E: paul.mack@gentvisick.com