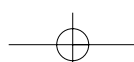
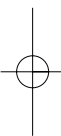


@ West Moor Park, Doncaster Junction 4, M18





# ASPECT

@ West Moor Park, Doncaster Junction 4, M18



## The Development

Having developed 188,000 Sq.ft for Fellowes on a pre-let basis and 138,000 Sq.ft on a speculative basis (subsequently acquired by Anglo Beef Processors), the third phase, Aspect, is now available to occupiers on a freehold or leasehold basis.

West Moor Park, which has attracted occupiers including IKEA, Next Plc and Fellowes due to its excellent location, provides a prime opportunity for production and distribution companies to take advantage of the excellent road network and local labour availability.

## Specification

### Warehouse

- Haunch height 10m (33ft)
- 8 dock level access doors
- 2 level access doors
- Floor loading 50Kn/m<sup>2</sup> to warehouse with FM2 power floated finish
- Secure floodlit concrete service yard

### Offices

- Combined VRV comfort cooling and heating
- Fully carpeted raised access floor throughout
- 95 car parking spaces
- South facing office façade
- Optional first and second floor offices available

## Accommodation

|                       | Sq.ft          | Sq.m          |
|-----------------------|----------------|---------------|
| Warehouse*            | 117,651        | 10,930        |
| Ground Floor Offices* | 4,815          | 447           |
| <b>Total</b>          | <b>122,466</b> | <b>11,377</b> |
| Car Parking           | 95 spaces      |               |

\*Gross Internal Area (GIA).



# ASPECT

@ West Moor Park, Doncaster Junction 4, M18



To take a virtual tour of the building, go to [www.prop360.com/tours/100320](http://www.prop360.com/tours/100320)



# ASPECT

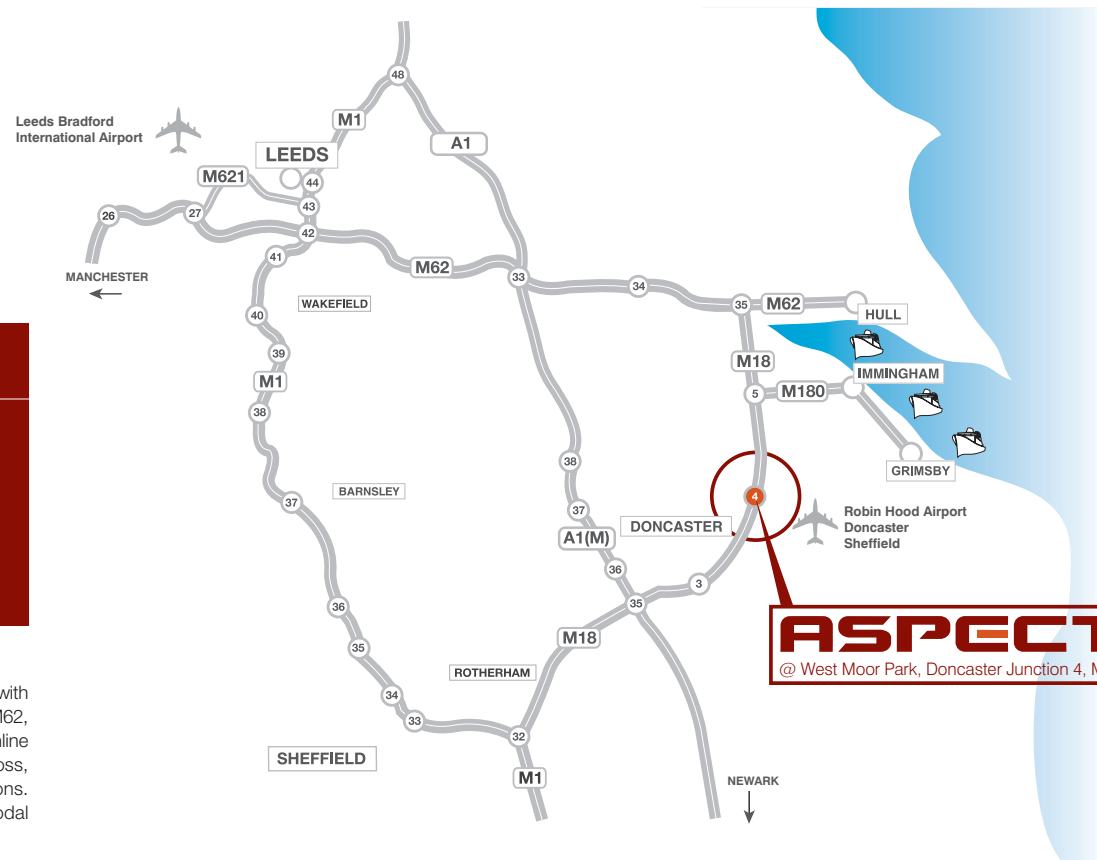
@ West Moor Park, Doncaster Junction 4, M18

## Road links

|            | MILES | DRIVE TIME* |
|------------|-------|-------------|
| A1         | 7     | 8mins       |
| M1         | 16    | 18mins      |
| M62        | 10    | 13mins      |
| Sheffield  | 22    | 27mins      |
| Leeds      | 33    | 41mins      |
| Hull       | 45    | 51mins      |
| Manchester | 70    | 1hr 15mins  |
| Liverpool  | 98    | 1hr 39mins  |
| Birmingham | 94    | 1hr 39mins  |
| London     | 171   | 2hr 45mins  |
| Bristol    | 183   | 2hr 48mins  |
| Edinburgh  | 219   | 4hr 22mins  |

\*Source: Average 56mph.

As well as boasting a fantastic road network with fast connections to the M1, M18, A1(M) and M62, Doncaster is located on the East Coast mainline with fast journey times to London Kings Cross, Edinburgh and numerous other locations. Doncaster also benefits from an Inter-Modal Railhead facility.



A Joint Development By:



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