



TO LET

**163,600 SQ.FT (15,200 SQ.M) GIA
DISTRIBUTION/PRODUCTION FACILITY**



THE BUILDING

QUATTRO IS THE FINAL SPECULATIVE PHASE OF THE SUCCESSFUL WEST MOOR PARK DEVELOPMENT. THE UNIT IS BEING DEVELOPED TO A VERY HIGH ARCHITECTURAL STANDARD AND SPECIFICATION, AND WILL BE SUITABLE FOR WAREHOUSE OR PRODUCTION USE.



THE SPECIFICATION

WAREHOUSE

- HAUNCH HEIGHT 10M (33FT)
- 12 DOCK LEVEL ACCESS DOORS
- 4 POTENTIAL FUTURE DOCK LEVEL ACCESS DOORS
- 2 LEVEL ACCESS DOORS
- FLOOR LOADING 50KN/M2 TO WAREHOUSE WITH FM2 POWER FLOATED FINISH
- SECURE FLOODLIT CONCRETE SERVICE YARD

OFFICES

- COMBINED VRV COMFORT COOLING AND HEATING
- FULLY CARPETED RAISED ACCESS FLOOR
- SOUTH FACING OFFICE FAÇADE
- OPTIONAL FIRST AND SECOND FLOOR OFFICES (6,150 SQ.FT / 570 SQ.M PER FLOOR)

ACCOMMODATION

	Sq.FT	Sq.M
WAREHOUSE*	156,070	14,500
GROUND FLOOR OFFICES*	7,530	700
TOTAL	163,600	15,200
CAR PARKING	162 SPACES	

*GROSS INTERNAL AREA (GIA)



COMPUTER GENERATED IMAGE OF QUATTRO EXTERIOR



IMAGES OF PREVIOUS PHASE



COMPUTER GENERATED IMAGE OF QUATTRO EXTERIOR

TO TAKE A VIRTUAL TOUR OF ASPECT, A PREVIOUS PHASE
DEVELOPED IN 2005, PLEASE GO TO WWW.PROP360.COM/TOURS/100320

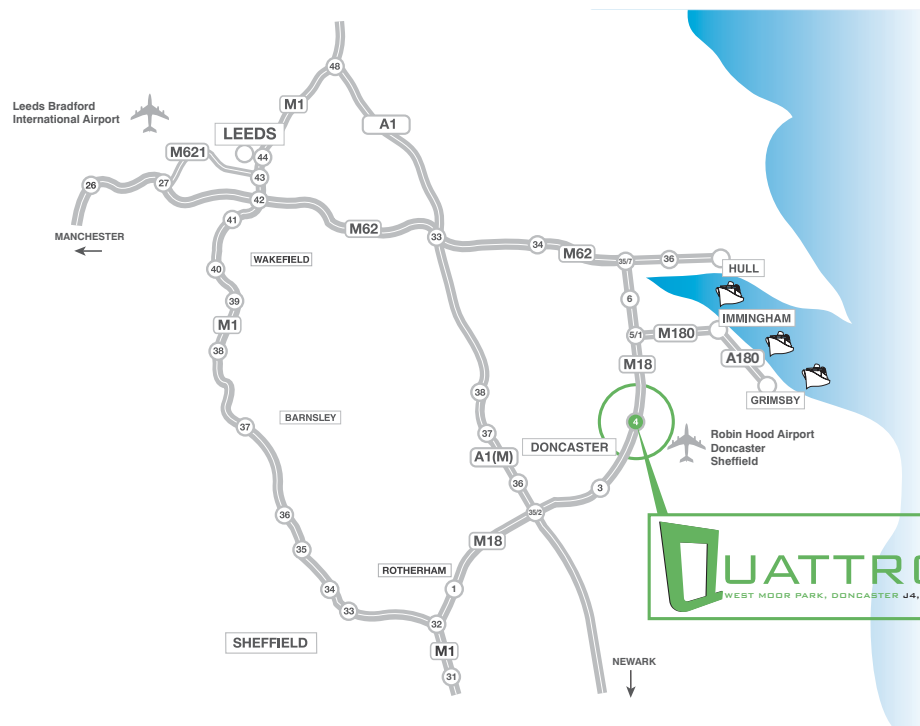


ROAD LINKS

	MILES	DRIVE TIME*
A1	7	8MINS
M1	16	18MINS
M62	10	13MINS
SHEFFIELD	22	27MINS
LEEDS	33	41MINS
HULL	45	51MINS
MANCHESTER	70	1 HR 15MINS
LIVERPOOL	98	1 HR 39MINS
BIRMINGHAM	94	1 HR 39MINS
LONDON	171	2 HR 45MINS
BRISTOL	183	2 HR 48MINS
EDINBURGH	219	4 HR 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:



Shepherd Developments

www.shepherddevelopments.com



Scarborough

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