

# Platinum Park

J3 M18 | First Avenue | Doncaster Sheffield Airport  
Units from 1,758 sq ft to 5,816 sq ft

Available now



Priority Space

# Description

The new units provide modern warehouse space and include disabled toilets and tea points, together with tarmac service yards.

The buildings are of mono pitched steel frame construction, with a mixture of full height factory finished steel cladding, using a mix of micro-rib and trapezoidal profiles. The roof is a factory finished metal cladding system, complete with angled fascia's and soffits. The buildings are fully insulated to meet today's design standards.



# Services

- All units benefit from metered 3 phase electricity mains and water. Interested parties should ensure capacity is sufficient for their use.
- Foul water drainage connected to mains drainage, with surface water drainage connected to a soak away within the service yard.
- Fibre broadband connected to all units. Interested parties should check with the relevant provider to confirm broadband speeds.



# Specification



Electrically operated insulated sectional over head doors, with protection bollards



Smooth finish structural concrete floor to take imposed loads of 30KN/m<sup>2</sup>



Minimum height to underside of haunch is 3.5m, rising to approx. 5.8m depending on the unit



Solar reflective glazing to the double glazed windows and entrance doors



Heated disabled toilet, with hand dryer and motion sensor LED lighting



Kitchenette and tea point with base units, wall cupboards and space for a fridge



External LED lighting to the service yard



Shared forecourts/ service yards with designated parking plus additional visitor spaces



Electric car charging points



Cycle parking



Fire alarm



Highly efficient unit with good level of insulation and air tightness



The units achieved an EPC rating of a minimum 'B'. EPC available on request



An electric sliding gate is to be installed at the site entrance, with 2.1m high weld mesh fencing to the entire site perimeter



Plans and drawings available on request

## Platinum Park

To M18

Doncaster  
Sheffield  
Airport

## Location

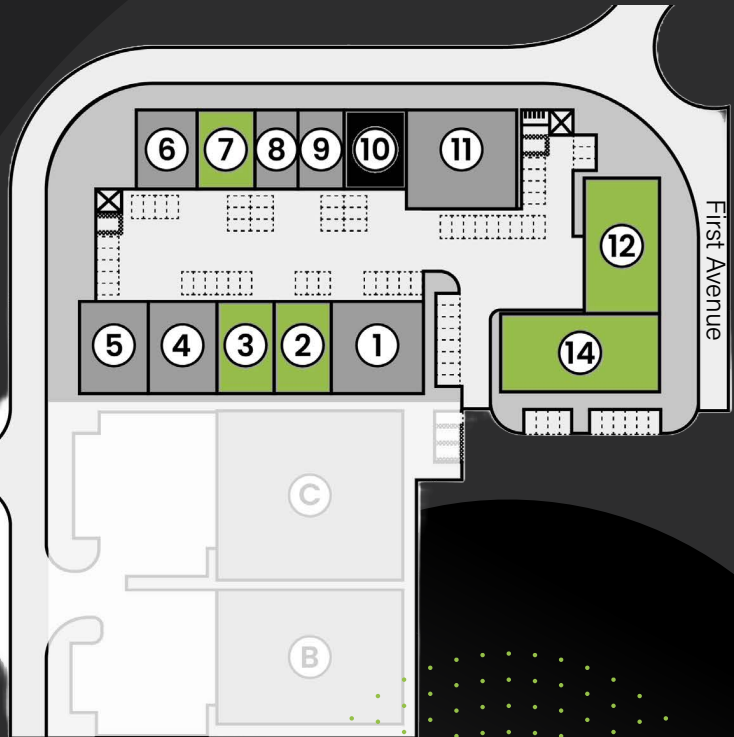
Platinum Park is a scheme of brand new units adjacent to Doncaster Sheffield Airport. Situated approximately 6 miles south of Doncaster City Centre. The M18 motorway is approximately 1.5 miles away accessed via the A6182. For navigation purposes use postcode DN9 3CP.



# Accommodation

The units have the following measured GIA areas:

Unit	Size	Car Parking	Unit	Size	Car Parking
1	4,011 sq ft	6	8	1,758 sq ft	3
2	2,511 sq ft	4	9	1,758 sq ft	3
3	2,510 sq ft	4	10	2,259 sq ft	4
4	3,012 sq ft	5	11	5,009 sq ft	8
5	3,010 sq ft	5	12	4,990 sq ft	7
6	2,257 sq ft	4	14	5,816 sq ft	10
7	1,907 sq ft	4			



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## Planning

Planning has been granted by Doncaster Council for a scheme of 16 Units with B1, B2 and B8 consent under the Town & Country Planning Use Classes Order (as amended) September 2020.

## Terms

Units are for sale by way of a 250 year long leasehold (virtual freehold) interest, subject to a ground rent. Alternatively the premises are available to let by way of a new lease on terms to be agreed. An estate charge will be payable to ensure upkeep and maintenance of common areas and provision of shared services. Please contact the retained agents for further details.

## Price

Price available from agents. VAT is payable.

A Development By:

**Priority  
Space**

In Partnership With:



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