

On the instruction of

PRUPIM

FOR SALE / TO LET

STRATA

OMEGA BOULEVARD / CAPITOL PARK / THORNE / DONCASTER / DN8 5TX

137,478 sq.ft. (12,772.12 sq.m.) distribution/warehouse facility

24/7 operations

50 metre deep yard

17 HGV parking bays

110 car parking spaces

12 metre clear headroom

2 ground level doors

12 dock level doors



INDUSTRIAL_WAREHOUSE
JUNCTION 6 - M18



DESCRIPTION

Strata comprises a purpose built warehouse unit of steel portal frame construction together with two storey offices and a secure concrete goods yard. The ground floor office has been left as a shell for completion either as offices or locker rooms etc. whilst the first floor offices are carpeted, heated and lit.

SPECIFICATION

- 2 no level access loading doors
- 12 no dock level loading doors
- 12m to underside of haunch
- Extensive secure concrete goods yard
- Separate self-contained car parking facilities
- Floor loading 50KN/M2
- Capable of accommodating some 19,880 pallet spaces in a wide aisle configuration

ACCOMMODATION

Ground Floor Warehouse & Offices	134,085 sq.ft.	12,456.90 sq.m.
First Floor Offices	3,393 sq.ft.	315.22 sq.m.
Total GIA	137,478 sq.ft.	12,772.12 sq.m.

LOCATION

Capitol Park is situated immediately off Junction 6 of the M18 motorway to the north-east of Doncaster town centre and within 2 miles of the M18 and M62 motorway intersection to the north. The M62 trans-pennine corridor connects the ports of Liverpool and Hull and provides direct access to the major conurbations of Leeds, Bradford, Huddersfield, Manchester and Wakefield.

Junction 6 of the M18 motorway offers excellent strategic access to the UK's national motorway network with direct connections to the M62, A1(M) and M1 motorways as well as offering access to the east coast ports of Immingham and Grimsby via the M180 motorway.



TERMS

The unit is available to let on a new FRI lease for a term of years to be agreed. Alternately our client would give consideration to a sale of the freehold interest.

FURTHER INFORMATION

For full information, terms and specifications, please contact either of the joint sole letting agents.

CLAS

COMMERCIAL LANDLORDS
ACCREDITATION SCHEME

PRUPIM supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases.

Follow the Lease Code at www.commercialleasecode.co.uk

Small Business? For free help on negotiating a lease see www.lettingbusinesspremises.co.uk

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