

VALAD

Clugston

REDHOUSE
INTERCHANGE
DONCASTER



Ri.300

FOR SALE / TO LET

DESIGN & BUILD DISTRIBUTION OR FACTORY UNIT

UP TO 300,000 SQ.FT. (27,871 SQ.M.)

J38 A1(M)

DTZ
0113 233 7300
www.dtz.com

GentVisick
The Industrial Partnership
0113 245 6000
www.gentvisick.com



Ri.300 | REDHOUSE INTERCHANGE SOUTH YORKSHIRE'S PREMIER DISTRIBUTION LOCATION

Ri 300 comprises a 17.24 Acre (6.98 Hectare) development site situated on the western side of Redhouse Interchange with a frontage of some 300 metres to the A1M. The site is zoned for employment purposes and can accommodate a factory or warehouse unit, with ancillary offices, of up to 300,000 Sq. Ft.

Redhouse Interchange has attracted a number of large scale distribution users including RDC's of 800,000 sq. ft. for B & Q Plc and 655,000 sq. ft. for Asda Stores Limited. The development is also home to DFS's Head Office and NDC of 170,000 sq. ft.

Ri.300 CAN BE DEVELOPED TO PROVIDE EITHER A SINGLE CROSS-DOCKED UNIT OF UP TO **300,000 SQ.FT.** OR DETACHED UNITS FROM **100,000 SQ.FT.**

CHASE PARK, AT THE ENTRANCE TO THE DEVELOPMENT OFFERS FURTHER OPPORTUNITIES FOR HOTEL, PUBLIC HOUSE AND B1 OFFICE DEVELOPMENT OF UP TO 120,000 SQ. FT.

A638



A1(M)





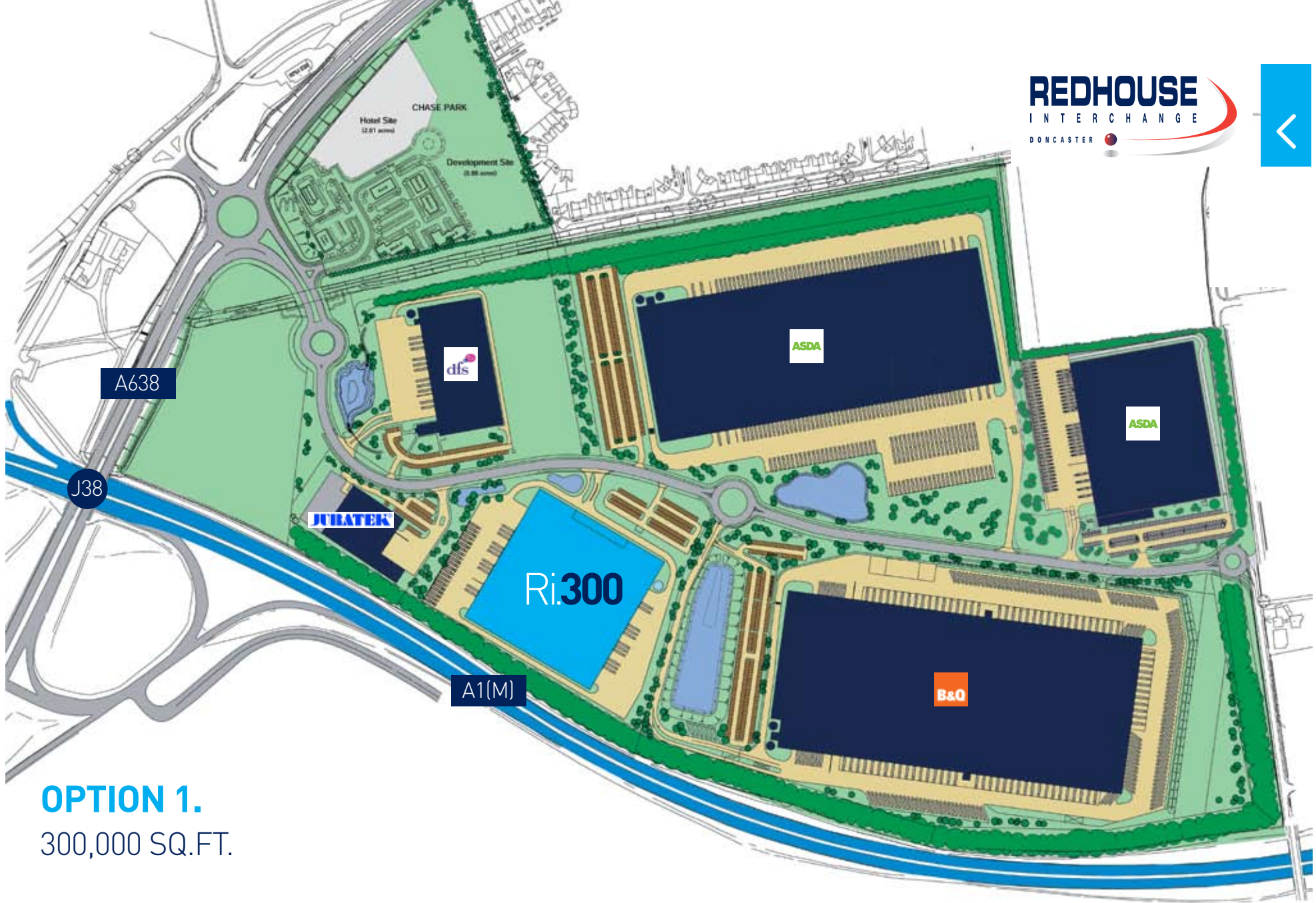
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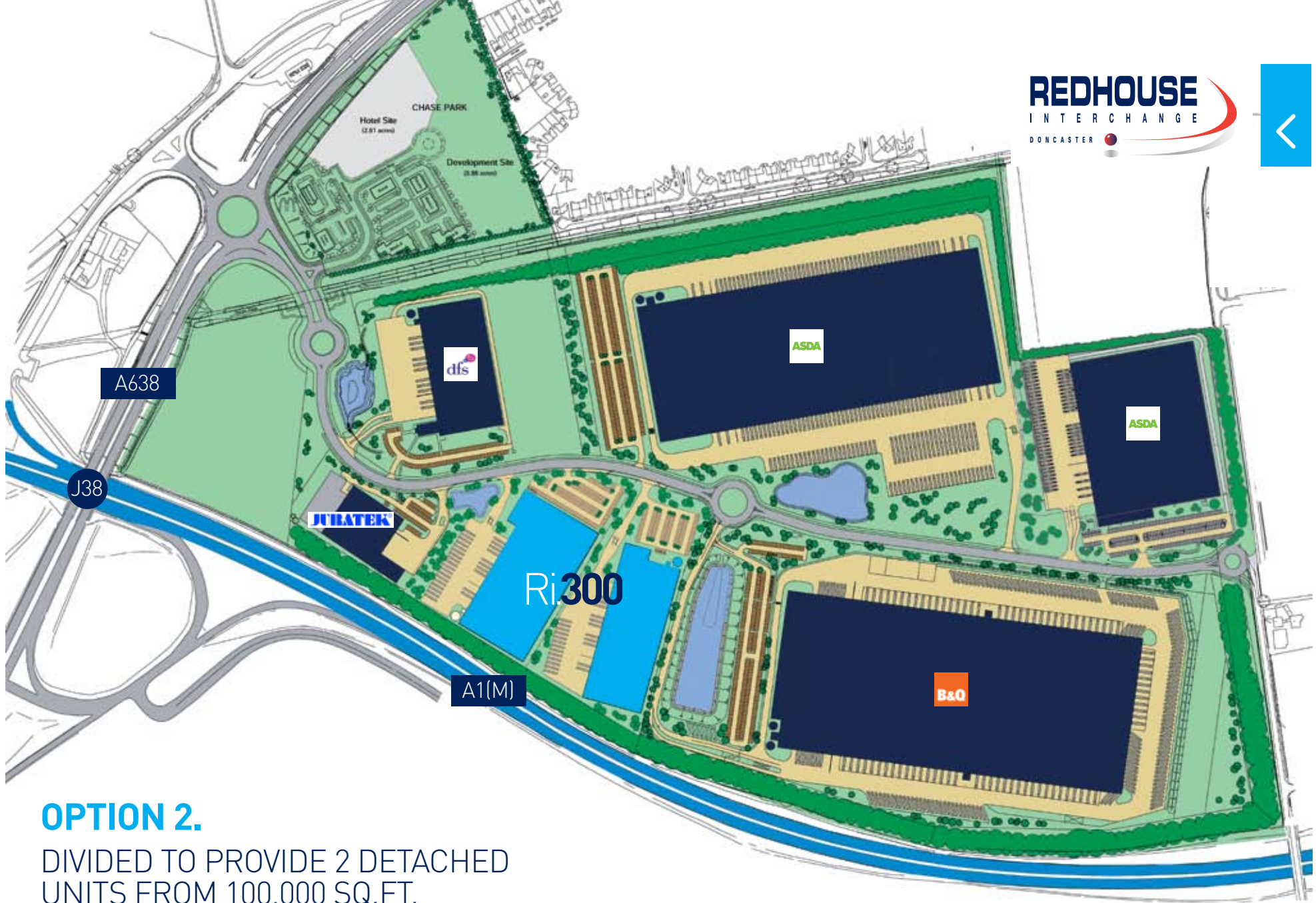
Ri.300

A1(M)



OPTION 1.

300,000 SQ.FT.



OPTION 2.

DIVIDED TO PROVIDE 2 DETACHED
UNITS FROM 100,000 SQ.FT.



Ri.300 | PROPOSED SPECIFICATION

- 36 HGV PARKING SPACES
- 15 METRE EAVES HEIGHT
- 250 CAR PARKING SPACES
- 15,000 SQ.FT. 2 STOREY OFFICE ELEMENT
- 30 DOCK LEVEL AND 4 GROUND LEVEL LOADING DOORS
- 17.24 ACRES

Ri 300 can provide either a single unit of up to 300,000 sq.ft. or could be developed as 2 independent sites with units from 100,000 sq. ft. Discussions with the local Planning Authority would suggest that eaves heights of up to 15 metres would be acceptable at this location and units can be developed to meet occupiers specific requirements.

The site is a Greenfield development with no abnormal ground conditions or planning requirements that would lead to abnormal development costs.



SOUTH YORKSHIRE'S PREMIER DISTRIBUTION LOCATION

Redhouse Interchange forms the south eastern quadrant of Junction 38 of the A1(M) which lies almost equidistant between Ferrybridge, the A1/M62 intersection to the North and the A1(M)/M18 intersection to the South. The development is 7 miles North of Doncaster Town Centre and is accessed from the A638 Doncaster to Wakefield Road with immediate access to Junction 38 of the A1(M).



DISTANCES & DRIVE TIMES BY ROAD

Average speed of 56mph

City	Miles	Km	Time
Sheffield	25	40.23	30 mins
Leeds	27	43.45	30 mins
Hull	53	85.29	1hr 00 mins
Manchester	62	99.77	1hr 15 mins
Liverpool	94	151.27	1hr 50 mins
Birmingham	100	160.93	1hr 50 mins
Newcastle	113	181.85	2hrs 15 mins
London	175	281.62	3hrs 26 mins
Bristol	189	304.15	3hrs 25 mins
Southampton	220	354.04	4hrs 25 mins
Edinburgh	223	358.87	4hrs 20 mins
Glasgow	240	386.23	4hrs 50 mins

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A JOINT VENTURE BETWEEN



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