

# FOR SALE/FREEHOLD

## FORMER CAR SUPERMARKET DONCASTER

- Purpose-built warehouse / distribution unit
- Excellent profile from A1682
- Traffic flows of 40,000 – 50,000 vehicles per day
- Opposite Lakeside Village Shopping Outlet
- One mile north of M18 motorway (J3)
- Two miles southwest of Doncaster City Centre
- Self-contained site with extensive parking capacity
- Also has potential for continued auto retail use

**12,140 SQ M / 130,677 SQ FT**  
**ON 6.12 ACRES**

TRAX PARK, WHITE ROSE WAY,  
DONCASTER DN4 5PD

IMMEDIATELY  
AVAILABLE





LOCATION

DESCRIPTION

PLANNING

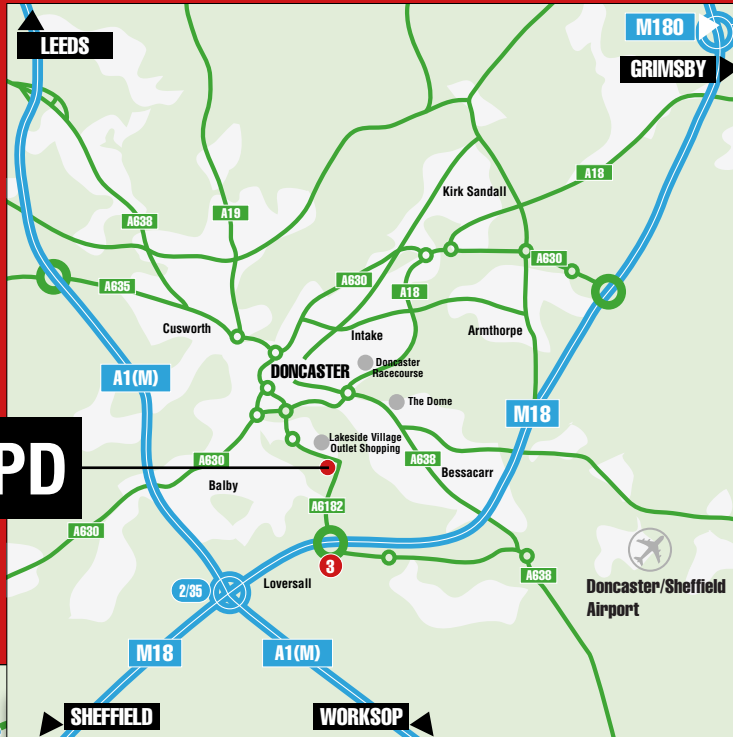
KEY INFORMATION

ACCOMMODATION

CONTACTS

LATITUDE  
REAL ESTATE

**DN4 5PD**



**what3words**  
**///cars.nail.silent**



## Location

The subject property enjoys a prime strategic location being only one mile north of J3 of the M18 motorway and 2 miles southwest of Doncaster City Centre. Highly visible, having extended profile from the A6182 White Rose Way dual carriageway, one of the busiest roads in the area, and is situated at the traffic light intersection with Carolina Way (leading to the established office location of Lakeside Boulevard) and Wilmington Drive, which accesses the substantial Lakeside Village Shopping Outlet, alongside a Premier Inn and various retail and drive thru offers. Doncaster Rovers FC is situated behind the park.

The site is accessed via the estate road, Decoy Bank South, which leads to adjacent distribution units occupied by Unilever, DHL and Wincanton as well as Doncaster International Railport Terminal. Indeed, the East Coast Mainline runs along the southern boundary.





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1 Subject Property

4 Lakeside Village Outlet Shopping

6 Unilever/DHL

9 Holiday Inn

12 Morrisons

2 BT

7 Wincanton

10 Starbucks

13 CAPITA DOC

3 KFC/Costa/McDonald's

5 B&M Home

8 B&Q Doncaster

11 Amazon UK LBA1



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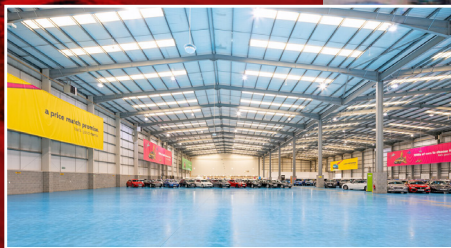
LATITUDE  
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## Description

A substantial and well-presented high bay distribution warehouse, completed in 2005 and subsequently occupied from 2009 as the largest car supermarket in Yorkshire. The property was developed to a high specification, as summarised above, and also includes additional first floor office accommodation installed by the original occupier and subsequently retained as a dedicated call centre thereafter.

In addition to the main dual bay warehouse there is a small two storey office addition to the front (northern) elevation. The northeastern corner of the property is presently partitioned off to provide a dedicated car valeting area but this could easily be reinstated.

The property is finished in pressed metal with Kingspan microrib cladding to elevations and trapezoidal roof cladding. External windows and doors are of powder coated aluminium.





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## Planning

The site was originally granted consent under Application 04/1520/P/RESM for a distribution centre (115.0m x 93.5m), attached two storey office building (8.0m x 35.5m), associated car parking, lorry yards and new access roundabout.

Planning Permission under delegated powers was subsequently granted for a change of use on 8th July 2009 (Application Number 09/00792/FULM) for the conversion of the warehouse/ distribution centre to car showroom.

In view of the nature of the property, surrounding industrial development / allocations and the original consent, we would not anticipate any issue in securing a revised planning permission for warehouse / employment use but interested parties should make their own enquiries of the Planning Department at City of Doncaster Council in this regard.



## Key features



**12M TO  
UNDERSIDE OF  
HAUNCH**



**10 DOCK  
LEVELLERS**



**2 LEVEL  
ACCESS DOORS**



**750 KVA  
POWER SUPPLY**



**GAS ON U300  
(MAX LOAD EQUATES  
TO 3250KWH)**



**EPC B (44)**



**FITTED OFFICES  
AT GROUND AND  
FIRST FLOORS**



**YARD AREA OF  
45M X 150M  
(MINIMUM  
DIMENSIONS)**



**35 MARKED  
CUSTOMER SPACES  
TO THE FRONT OF  
THE BUILDING**



**SIGNIFICANT  
ADDITIONAL  
PARKING CAPACITY  
TO SIDE AND REAR**

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## Accommodation

	SQ M	SQ FT
GF Warehouse (including vehicle valeting area)	10,614.6	114,255
GF & FF Offices (original, to front)	599.8	6,456
FF Offices (call centre)	856.9	9,224
Mezzanine Storage	68.9	742
<b>GIA</b>	<b>12,140.2</b>	<b>130,677</b>

## Site area

6.12 acres, or thereabouts, with site coverage in the order of 45%.

## Rating assessment

Description: Car Supermarket and Premises

Rateable Value: £670,000.

## EPC

B (44). A copy of the certificate is available upon request.

## Costs

Each part to bear its own costs in respect of the transaction.

## Tenure

The property is available freehold with vacant possession upon completion.

## VAT

The property is elected for VAT purposes.

## Terms

Upon application.

## AML

To comply with our legal responsibilities for Anti-money laundering, the successful bidder will need to provide all information necessary for us to undertake such checks prior to completion including corporate structure and ownership details, identification and verification of ultimate beneficial owners and satisfactory proof of the source of funds for the purchaser and (if appropriate) funder(s).

A6182

10M SCALE

M18 3



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REAL ESTATE



Visit our website:  
**[www.latitudere.co.uk](http://www.latitudere.co.uk)**

Further information, including  
floor plans, is available from  
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