

Trax Park 130

Doncaster, DN4 5PD

TO LET - 130,677 SQ FT

High Specification Distribution Warehouse

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The property is set to undergo a full refurbishment to a Grade A modern specification. Its high specification incorporates numerous ESG measures, including the installation of energy-efficient LED lighting.

Additional first-floor office accommodation, originally installed by the initial occupier and later repurposed as a dedicated call centre, remains intact. This modern office space spans two floors, offering features such as suspended ceilings, raised floors, and air conditioning to ensure a comfortable and professional working environment.

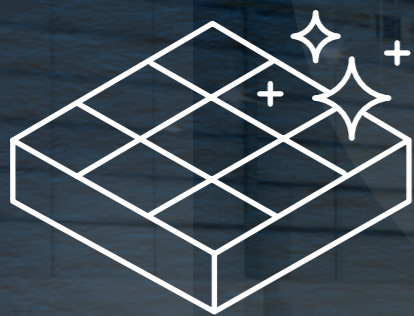
Strategically located, the property is just 1.5 miles north of Junction 3 of the M18 motorway and 2 miles southeast of Doncaster City Centre.



Located just one mile north of **Junction 3 on the M18 motorway**



Custom-designed warehouse and distribution facility



Due to be fully refurbished to **Grade A Specification**



Situated two miles southeast of **Doncaster City Centre**



A standalone self-contained site featuring generous parking capacity



LIDL

EURO POOL SYSTEM

amazon

iportrail
Doncaster

DUSK



1.5 MILES / 3 MINS

J3

B&Q

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Holiday Inn Express
AN IHG HOTEL

UNIPART RAIL

Morrisons
Since 1899

M18

M18

ENERGISE
ENERGY SOLUTIONS

Pyronix

wavenet

THALES

EAST COAST MAINLINE

VolkerRail

AW
ALUMINIUM

SUPERJET
High & Ultra High Pressure Water Jetting Equipment

DHL

Unilever

Switalskis

A6182

A6182

Trax Park I30

SITE ACCESS

A6182

Decoy Bank S

A6182

The property is 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.

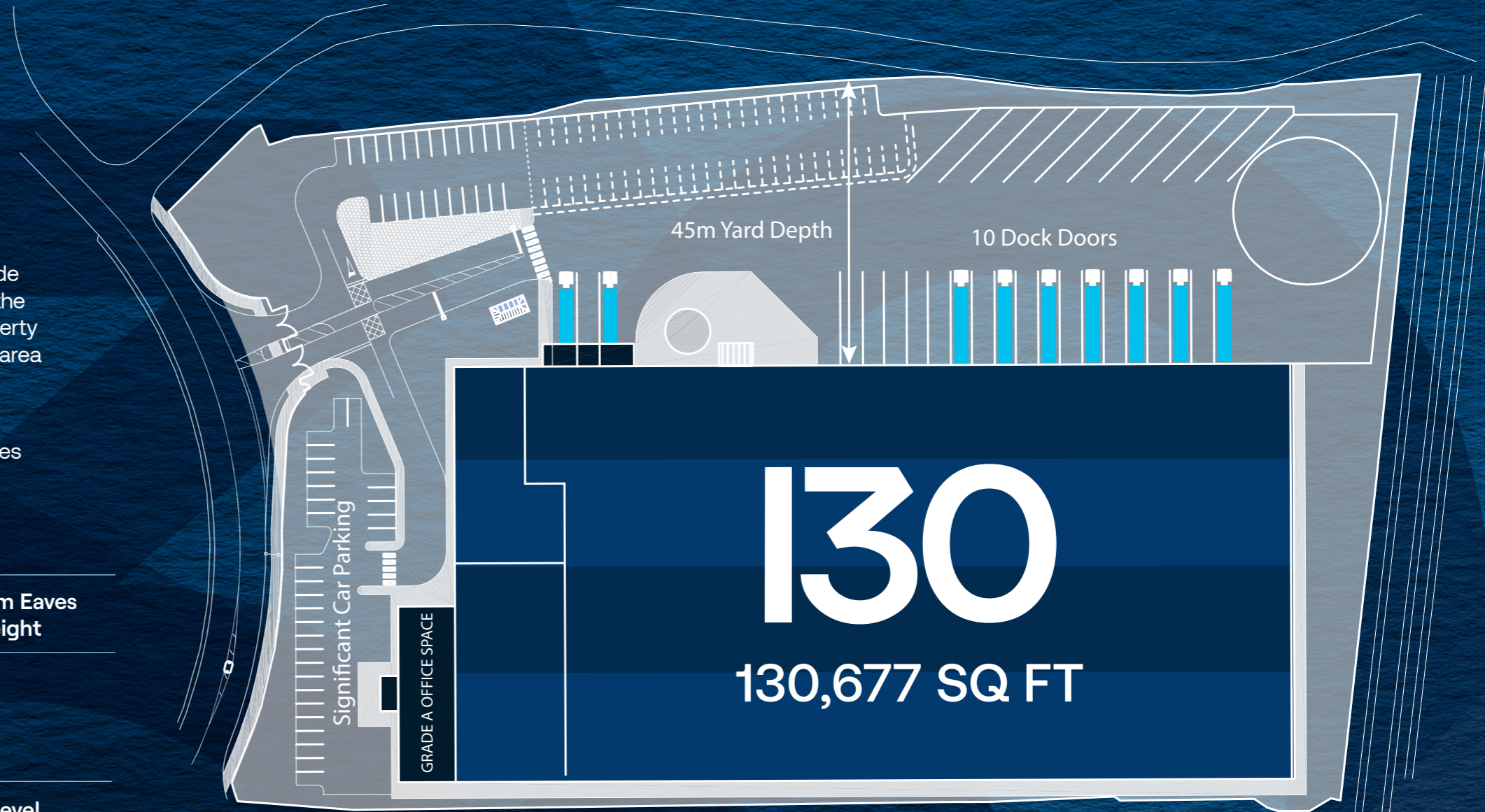
Wilmington Drive accesses the substantial Lakeside Village Shopping Outlet, alongside a Premier Inn and various retail and drive-thru offers. Doncaster Rovers FC is situated behind the park.

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.

High Standards, Higher Efficiency

In addition to the main dual bay warehouse as part of the Grade A refurbishment, 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 designed and located for maximum efficiency, with an average drive time of 21 minutes to the four largest cities in south Yorkshire.



10 Dock Level Doors



12m Eaves Height



Significant Car Parking



2 Level Access Doors



750 KVa Power Supply



2 Storey Office



50 kN Floor Loading



45m Yard Depth



Accommodation

Unit 01	SQ FT	SQ M
Warehouse	114,255	10,614.6
GF & FF Offices	6,456	599.8
FF Offices	9,224	856.9
Mezzanine Storage	742	68.9
Total (GIA)	130,677	12,140.2

Site

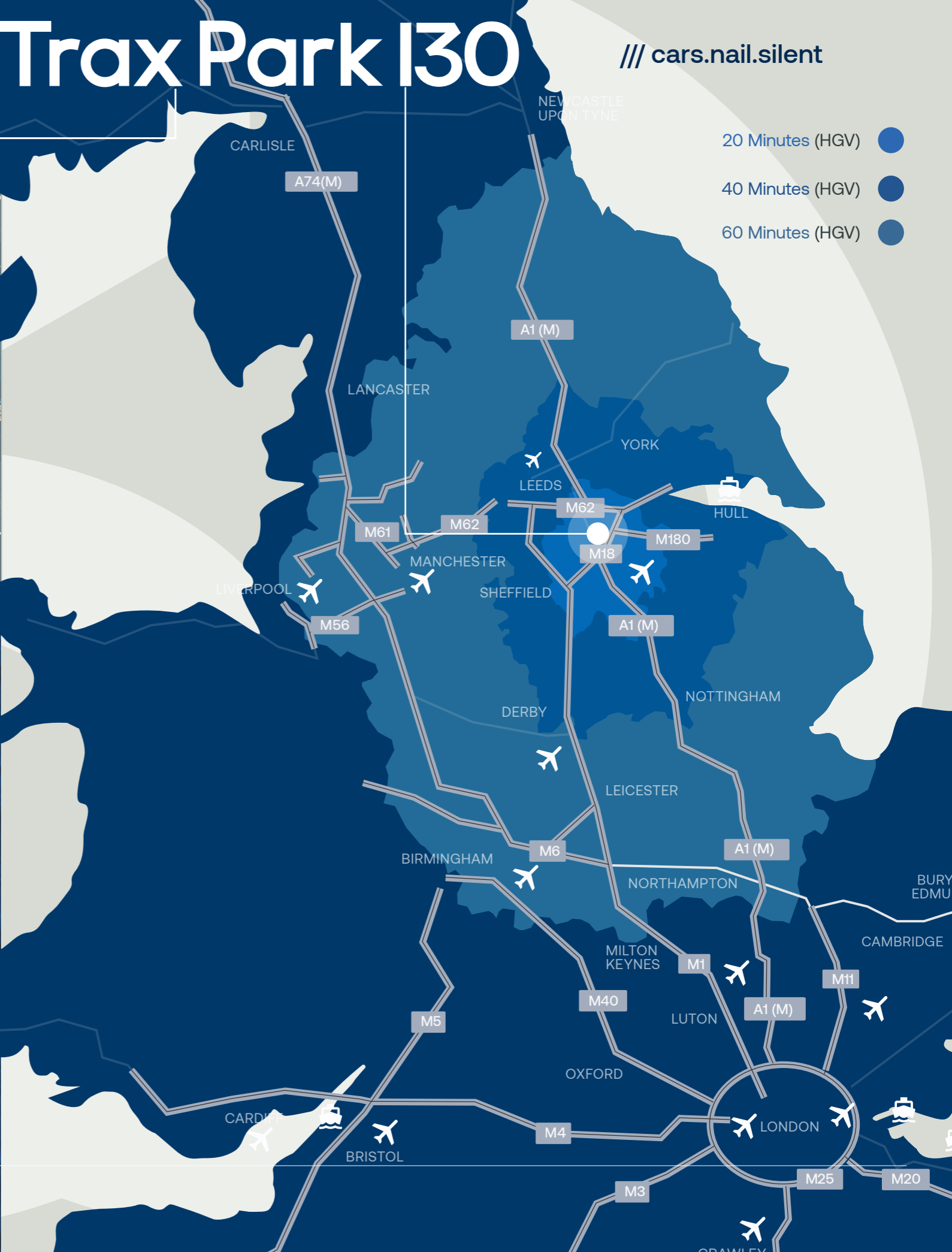
6.12 acres, or thereabouts, with site coverage in the order of 45%.

Tenure

The property is available freehold with vacant possession upon completion.

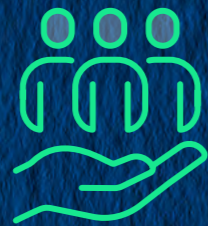
Trax Park I30

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- 20 Minutes (HG) ●
- 40 Minutes (HG) ●
- 60 Minutes (HG) ●

Trax Park I30



Doncaster has a growing population of **308,700**



91% of the UK population, 60.4m people, live within 4 hours drive time



Employment rate is a robust **70.3%**

Source: totalpopulation

ROAD	DISTANCE	TIME
M18 (J3)	1.5 miles	3 mins
A1 (M) (J36)	2.3 miles	8 mins
Doncaster	2 miles	9 mins
Sheffield	20.8 miles	29 mins
Leeds	35.1 miles	53 mins
Manchester	72.0 miles	1 hr 28 mins



Trax Park I30



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FURTHER INFORMATION

Viewings

Please get in touch with agents to arrange.

EPC

EPC Rating B.

Availability

Leasehold.

Business Rates

Available on request.

I30



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