CORINIUM | 3

@ SYMMETRY PARK

DONCASTER, JUNCTION 34 A1(M)

AVAILABLE IMMEDIATELY



TO LET

BRAND NEW WAREHOUSE / DISTRIBUTION UNIT

19,374 SQ FT (1,799.94 SQ M)

- Direct Frontage on to the A1(M)
- BREEAM Rating 'Very Good'
- Self-Contained Secure Yard

dusters.olive.bravo S81 8HH

OVERVIEW

Corinium 3 at Symmetry Park comprises a newly developed warehouse/distribution unit situated in a prime industrial location fronting Junction 34 of the A1(M). The unit totals 19,374 sq ft on a self-contained 1.26 acre site and is built to a modern BREEAM accredited specification.

Symmetry Park is strategically located to benefit from excellent connectivity to the North, Midlands and Doncaster Sheffield Airport. The situation is ideal for a range of occupier uses including logistics, distribution, manufacturing, general industrial and trade.

Prime location at Junction 34 A1(M)

Secure, self-contained 1.26 acre site

High-spec, purpose-built industrial unit

130 kVA power supply

Planning for B2 and B8 uses



M&S FOOD COSTA KFC GREGGS BURGER KING Travelodge

1 minute — 3 minutes

SUSTAINABILITY

- BREEAM Rating 'Very Good'
- EPC Rating of 'A'
- Solar PV Panels
- Modern VRF Heating & Cooling (to the 1st Floor Accommodation)
- LED Lighting
- 2 x EV Car Charging Points

SPECIFICATION

- Ground Level Access Loading Doors
- 40m Deep Yard and Loading Area
- No.8 Person Passenger Lift to First Floor Offices
- 22 Parking Spaces (2x Accessible, 2x EV Charging Points and 1x Allocated Car Share Space)
- 130 kVA Power Supply
- Grade A Offices to First Floor
- Secure Gated Yard with Perimeter Security Fencing
- 12% Roof Light Coverage
- 8M Eaves Height
- Cycle Storage
- Landscaped for External Amenity Space

ACCOMMODATION

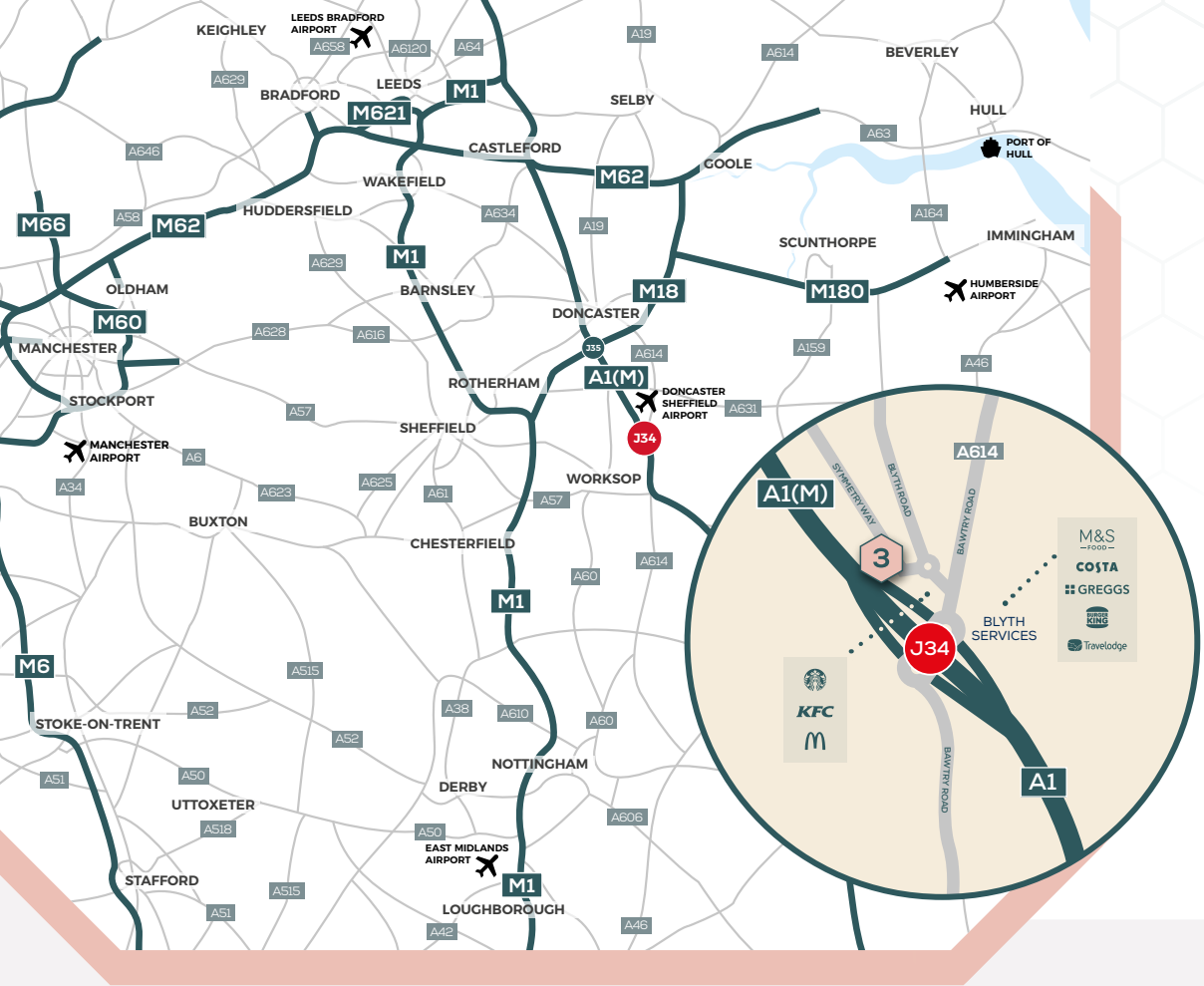
The following approximate areas have been measured on a gross internal basis:

GIA	Sq ft	Sq m
Warehouse	17,208	1,598.69
First Floor Offices	2,166	201.25
Total (GIA)	**19,374**	**1,799.94**









LOCATION

Situated just off Junction 34 of the A1(M), Corinium 3 combines a strategic location with excellent transport links. The site provides fast access to the key UK regions; Yorkshire, the North East, and East Coast ports.

With over 1 km of prominent A1(M) frontage and easy routes through Symmetry Park, it's perfectly positioned for logistics and distribution.

- Direct access to major road networks
- Convenient local bus services and nearby train station
- Within 1 hour of the Port of Hull

TERMS

The unit is available on a Full Repairing and Insuring lease for a term of years to be agreed. Further information is available on request.

EPC

Band A.

USE

The property is suitable for B2 & B8 uses.

VAT

All prices / rents are exclusive of but may be liable for VAT.

VIEWING

Strictly by appointment with the joint letting Agents.

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