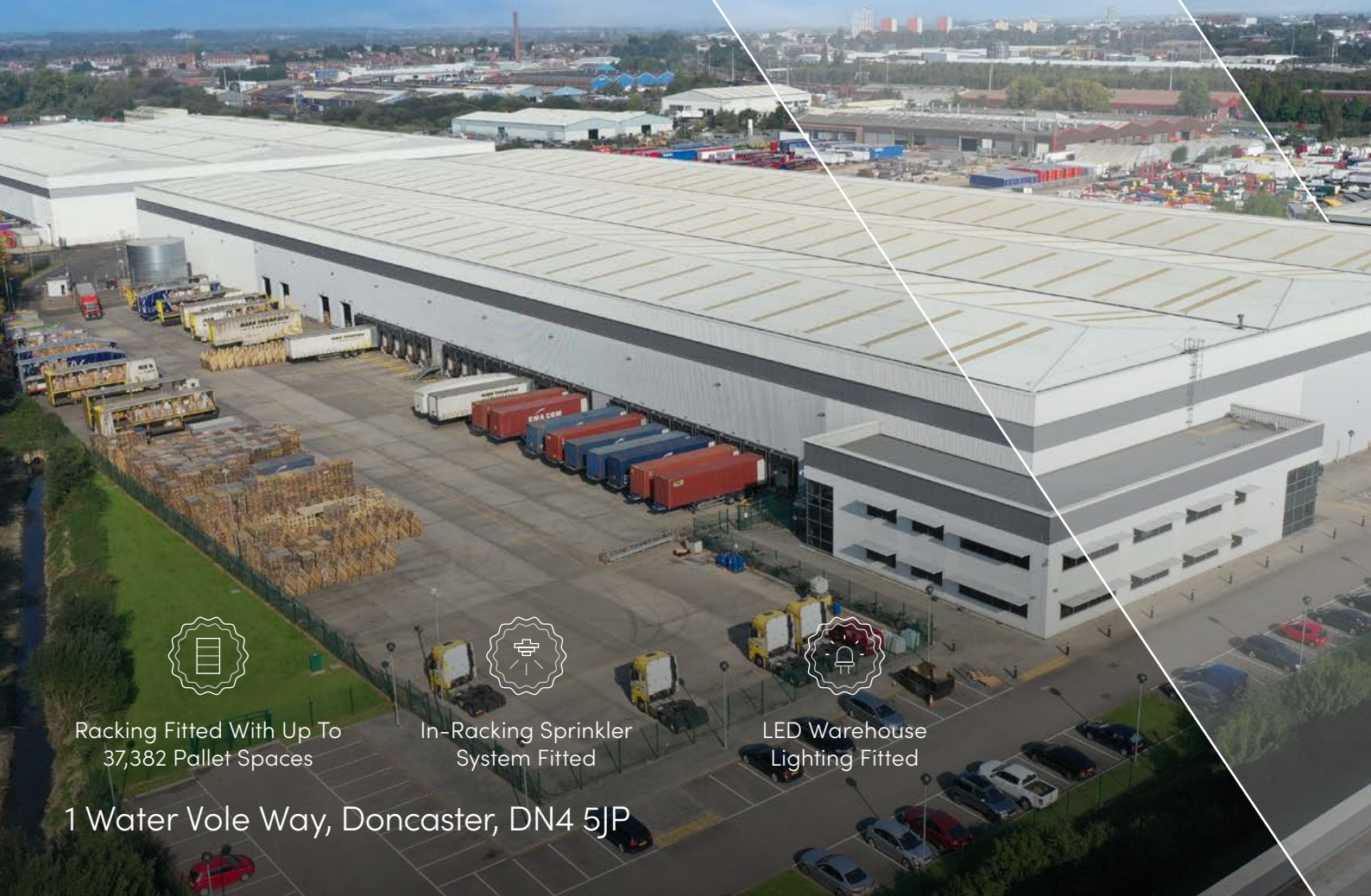


FIRST POINT DONCASTER

Fully Fitted, Modern Distribution Warehouse

279,322 sq ft
Available Q1 2025



Racking Fitted With Up To
37,382 Pallet Spaces



In-Racking Sprinkler
System Fitted



LED Warehouse
Lighting Fitted

1 Water Vole Way, Doncaster, DN4 5JP

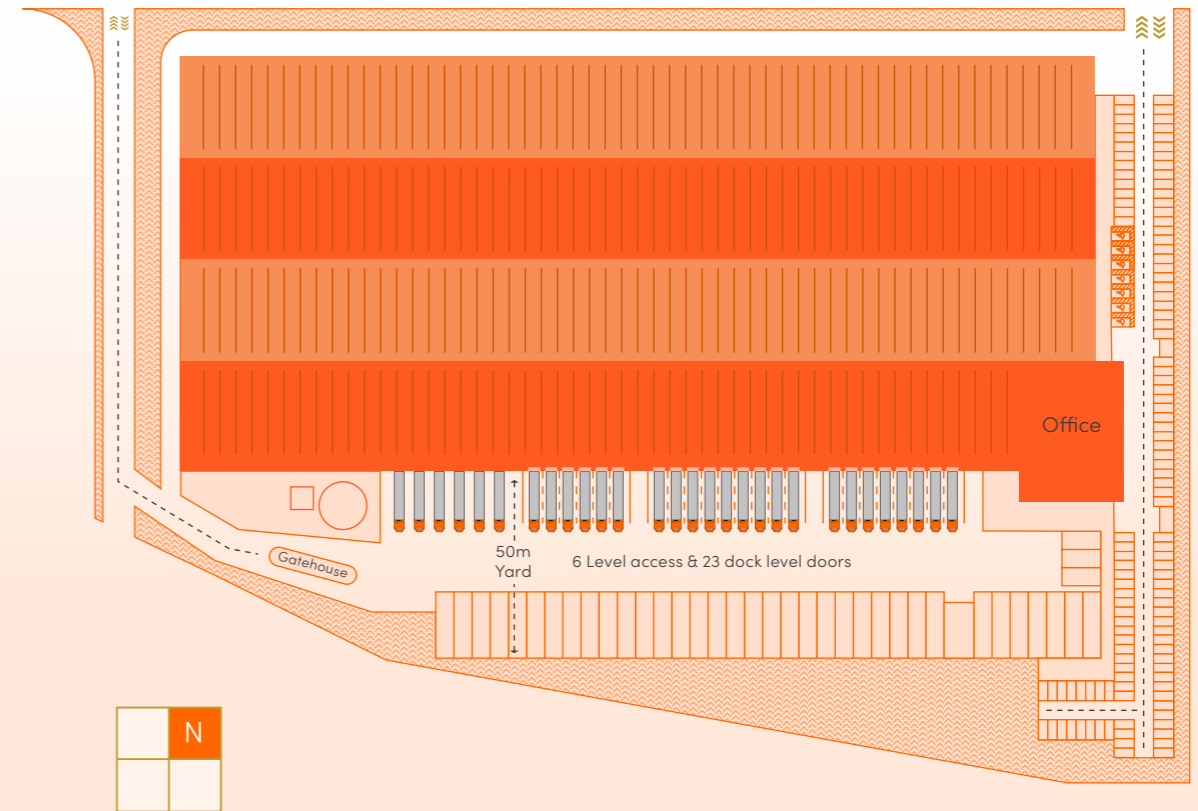
A WELL ESTABLISHED DISTRIBUTION HUB

First Point is located at J3 M18 in Doncaster, approximately 21 miles north-east of Sheffield, 38 miles south-east of Leeds and 43 miles north of Nottingham.

The property comprises a fully fitted, modern distribution warehouse, which extending to a total floor area of 279,323 sq ft and benefiting from the following excellent specification:



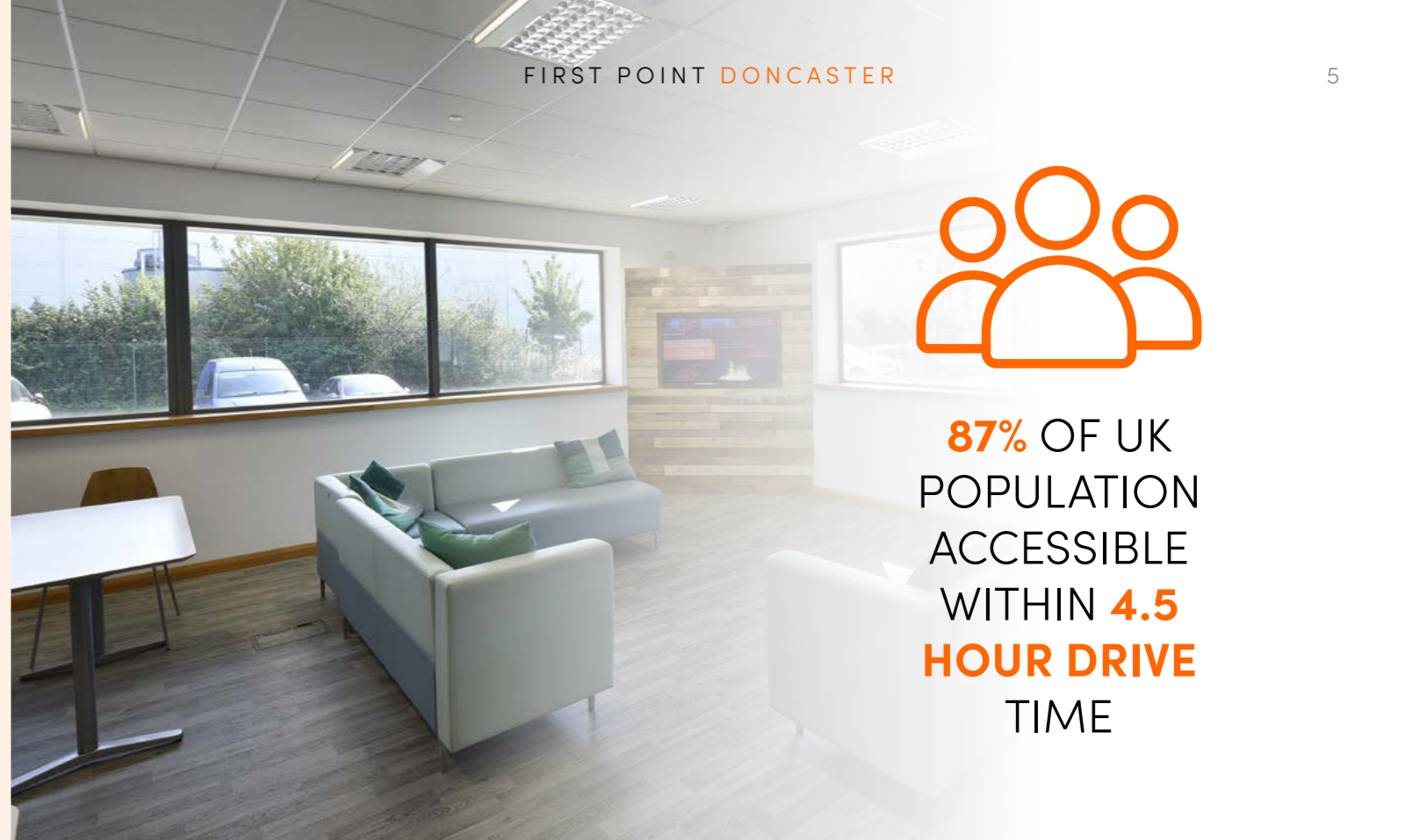
- 
14m Eaves Height
- 
Car Parking Spaces
- 
23 Dock Level Loading Doors
- 
6 Level Access Doors
- 
Fully Fitted Two Storey Offices
- 
35 HVG Parking Spaces
- 
500 kVa Power Supply
- 
50m Yard Depth
- 
Racking Fitted With Up To 37,382 Pallet Spaces
- 
In-Racking Sprinkler System Fitted
- 
LED Warehouse Lighting Fitted
- 
EPC Available On Request



Doncaster 277	SQ FT	SQ M
Warehouse	264,898	24,609.8
Warehouse Staff Welfare Provisions	3,579	332.6
Two Storey Offices	10,306	957.5
Gate House	539	50.1
Total (GIA)	279,322	25,950

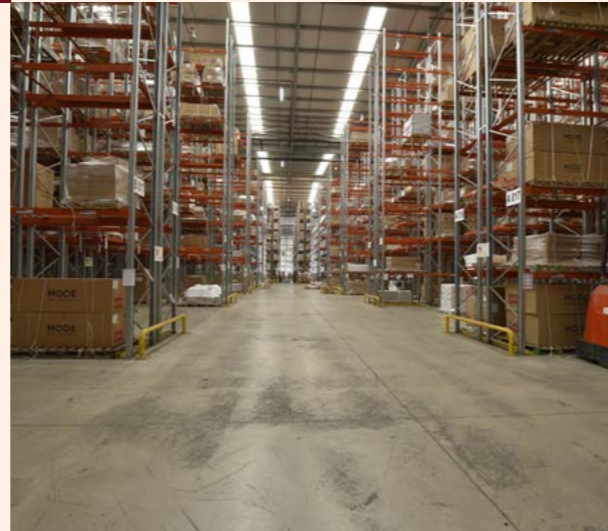


DONCASTER AVERAGE SALARY IS 11% LOWER THAN THE UK AVERAGE



87% OF UK POPULATION ACCESSIBLE WITHIN 4.5 HOUR DRIVE TIME

THE KEY TO DONCASTER



18,000 PEOPLE EMPLOYED IN THE TRANSPORT & STORAGE SECTOR IN DONCASTER



11,000 PEOPLE WORKING WITHIN THE MANUFACTURING SECTOR IN DONCASTER

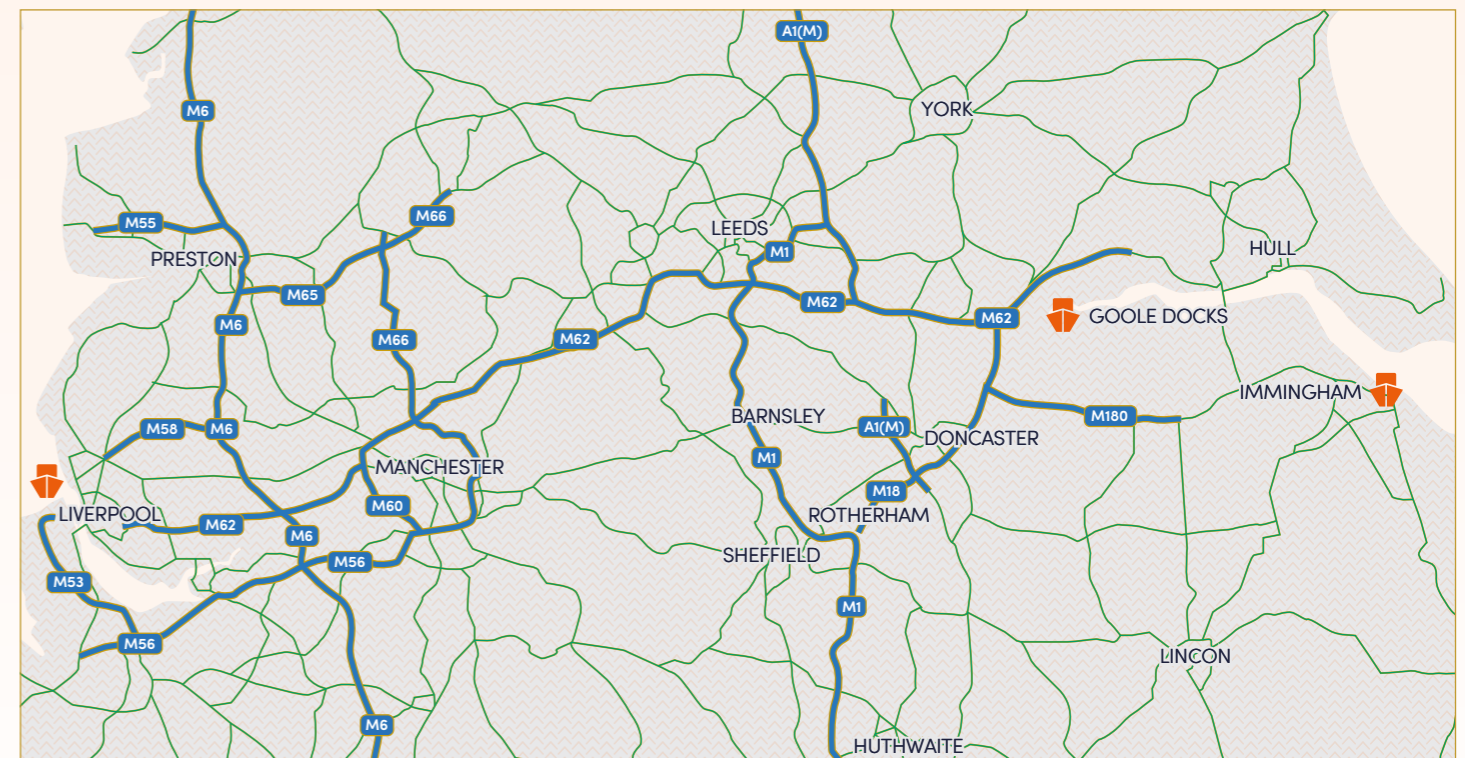
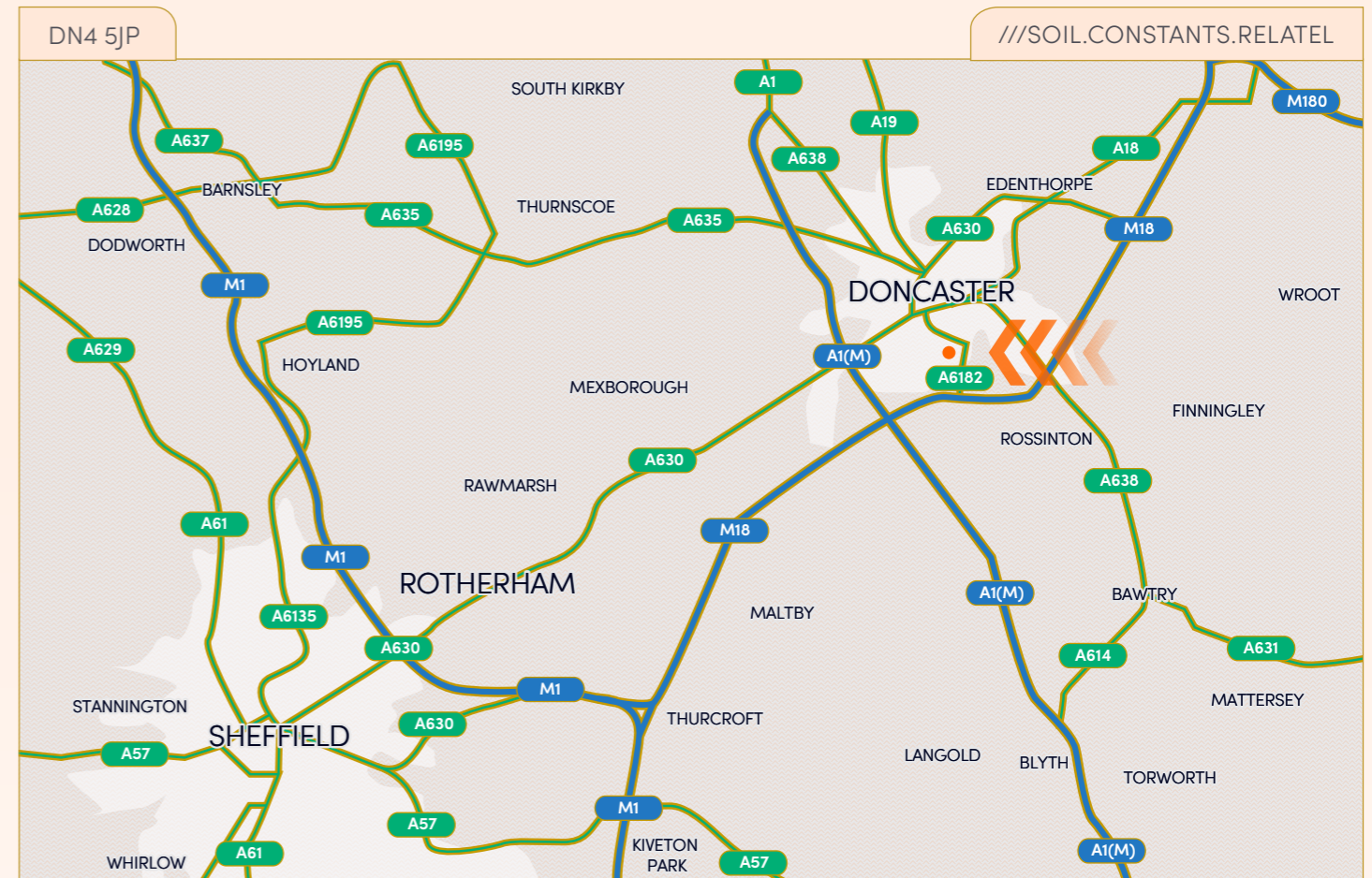
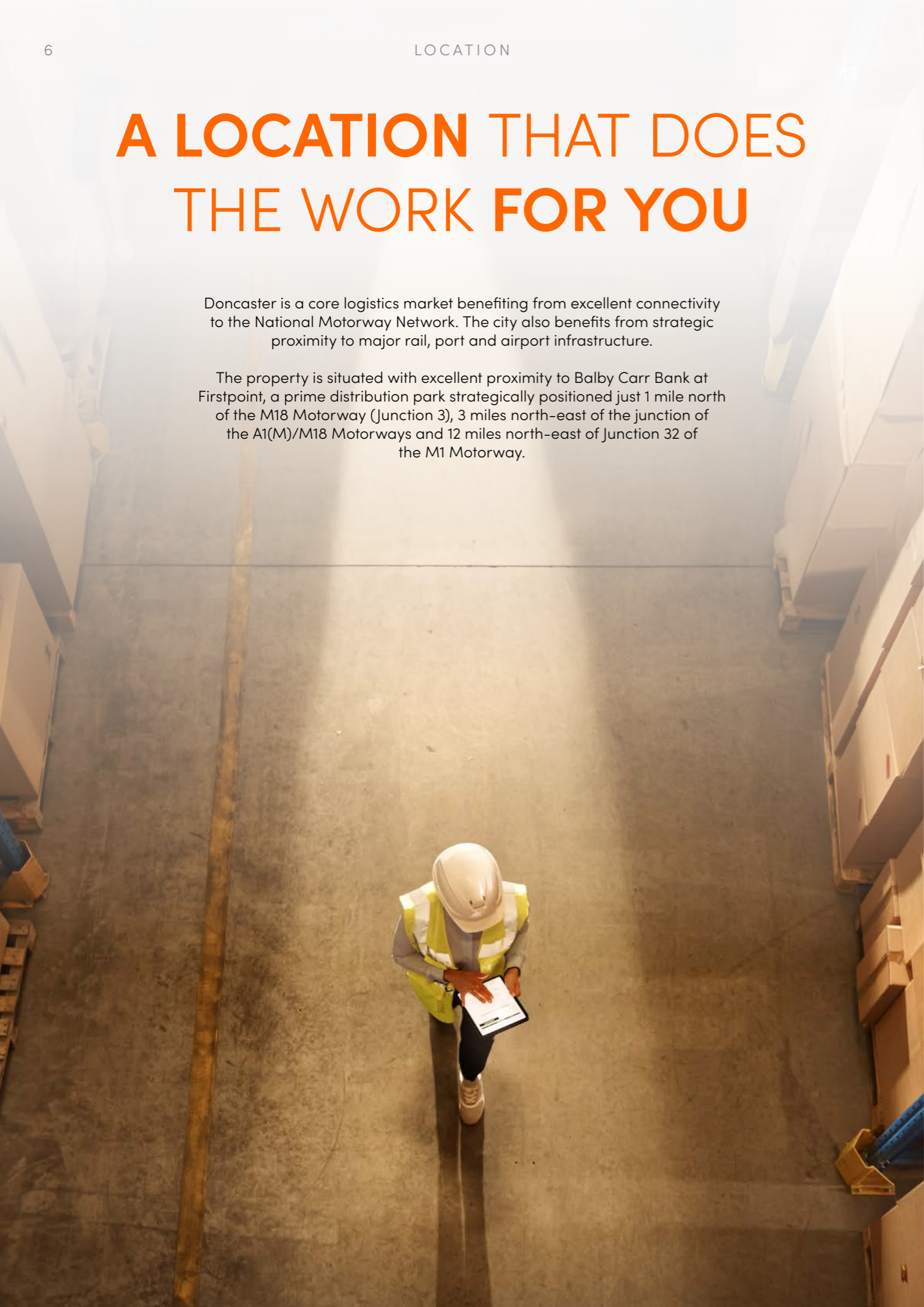


WITH 4,700 UNEMPLOYED AND 5,200 SEEKING JOBS IN DONCASTER

A LOCATION THAT DOES THE WORK FOR YOU

Doncaster is a core logistics market benefiting from excellent connectivity to the National Motorway Network. The city also benefits from strategic proximity to major rail, port and airport infrastructure.

The property is situated with excellent proximity to Balby Carr Bank at Firstpoint, a prime distribution park strategically positioned just 1 mile north of the M18 Motorway (Junction 3), 3 miles north-east of the junction of the A1(M)/M18 Motorways and 12 miles north-east of Junction 32 of the M1 Motorway.



Travel Times



M18 Junction 3	Doncaster	M1 Junction 32	Sheffield	Leeds	Goole Docks
1 mile / 3 mins	3 miles / 8 mins	12 miles / 14 mins	21 miles / 30 mins	38 miles / 45 mins	22 miles / 22 mins

FIRST POINT DONCASTER

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