

quest 90

WHEATLEY HALL ROAD, DONCASTER DN2 4LT

To Let / For Sale
New warehouse / Industrial unit
90,016 sq ft (8,363 sq m)

GREAT SPACE portfolio

www.greatspaceportfolio.com



Quest 90: 90,016 sq ft (8,363 sq m)

Location

Quest Park is situated in an attractive riverside location. The scheme has a prominent frontage to Wheatley Hall Road, the A630, which provides excellent accessibility to Doncaster and the national road network beyond.

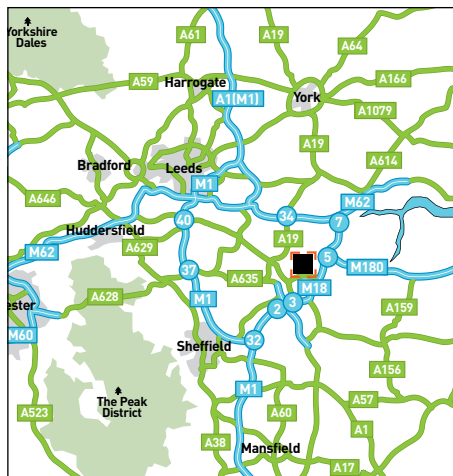
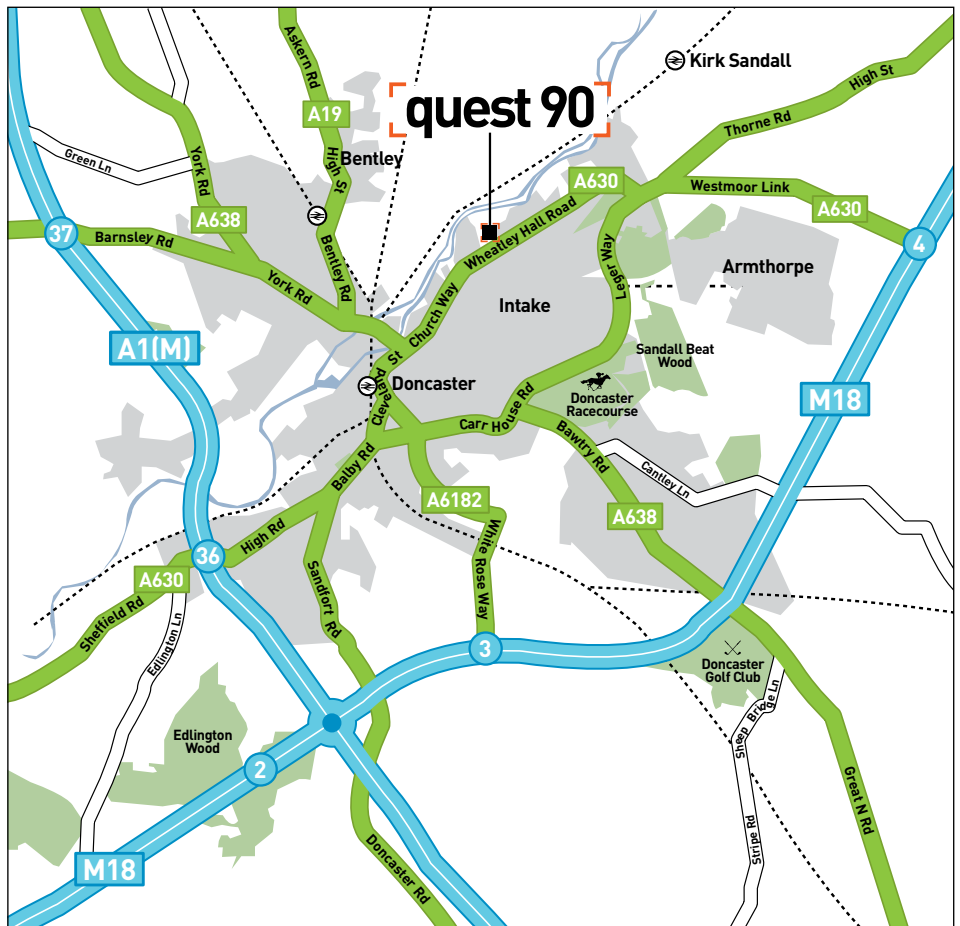
Quest 90 is located within 10 minutes drive time of junctions 3 and 4 of the M18 and Doncaster town centre. Junctions 36 and 37 of the A1 (M) are 5km to the west and the train station is within three minutes drive time providing excellent rail links via the Main East Coast Line.

Demographics

Over 43 million people can be reached within a four hour drive time which represents more than 75% of the population.

Occupiers

Doncaster is the focus of the logistics sector in South Yorkshire and significant occupiers include ASDA, CEVA (TNT), Tesco, B&Q, Next, IKEA and BMW.



Not to Scale - For Identification Purposes Only.

Drivetimes

Towns/Cities	Miles
Sheffield	18
Wakefield	18
Leeds	25
Lincoln	32
Hull	36
Nottingham	40
Airport Distances	
Doncaster Robin Hood	6
Leeds Bradford	32



Accommodation

Production/ Warehouse:	83,527 sq ft	7,760 sq m
Offices:	6,489 sq ft	603 sq m
Total:	90,016 sq ft	8,363 sq m

Measured on a gross internal area basis

Specification

The unit has been designed and constructed to an institutional standard. Further information is available at www.greatspaceportfolio.com.

- Clear internal eaves height of 10m
- Floor loading of 50kNm²
- 4 level and 8 dock level access doors
- Fully fitted two storey offices
- Separate secure fenced service yard
- Warehouse heating and lighting
- 41 Car Parking spaces
- Has a prime substation with the capacity of 15 Mva



Planning

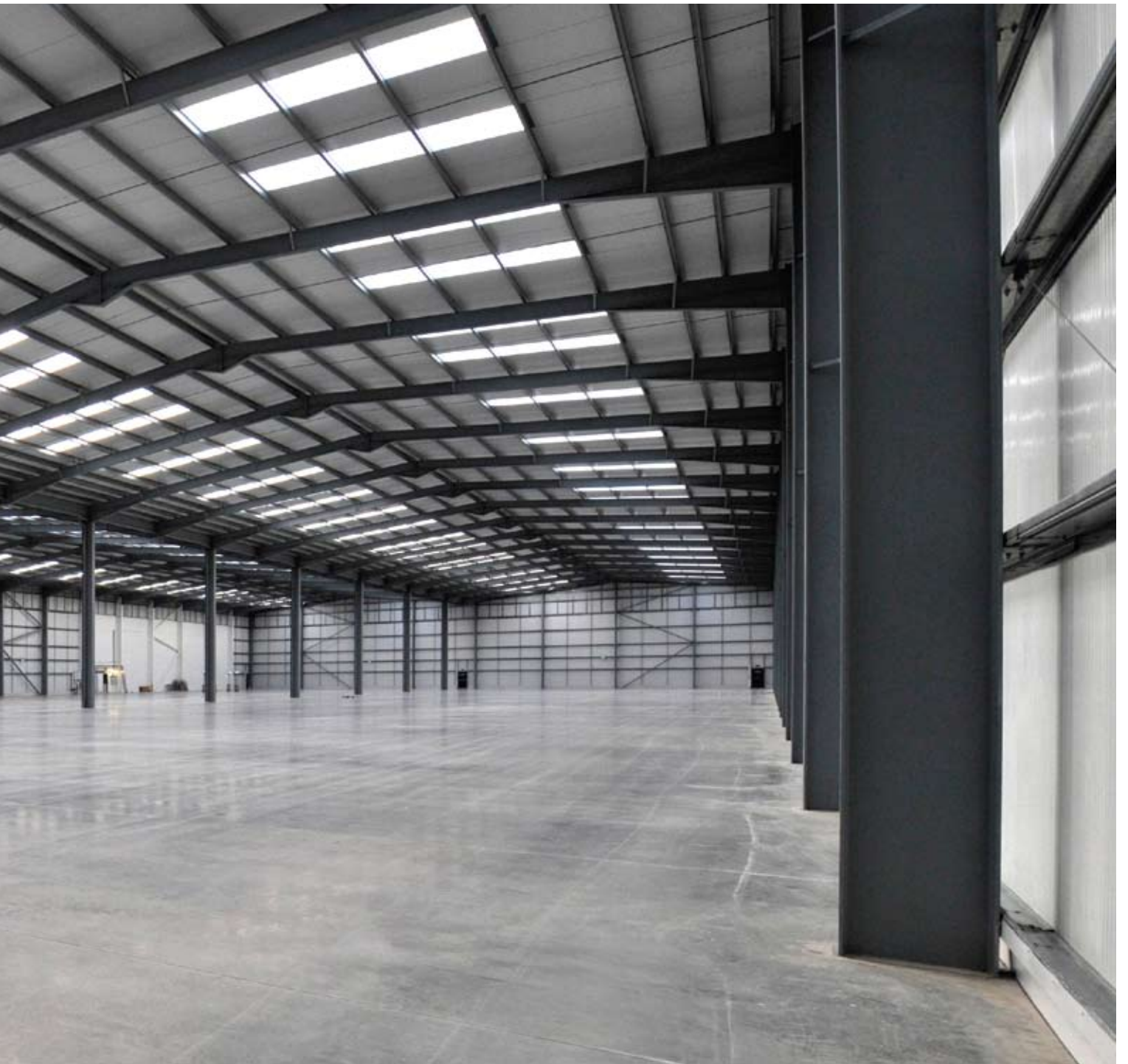
Planning consent has been granted for uses falling within classes B1 (c) Light Industrial and B8 (Storage and Distribution).

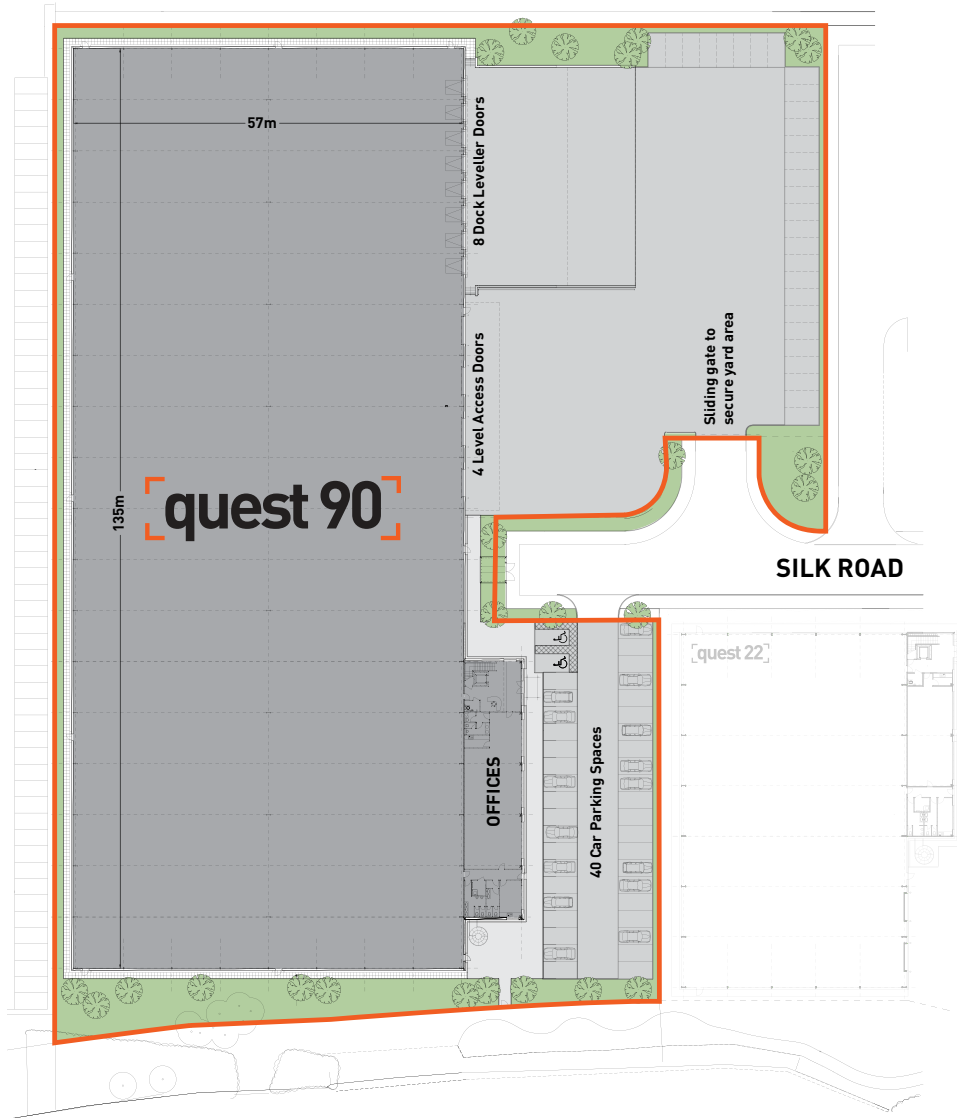
Terms

The unit is available on a leasehold basis although consideration may be given to a freehold disposal.









Not to Scale - For Identification Purposes Only.

For further information
please contact the joint
agents:



David Aspland
Leeds
+44 (0) 113 244 0100
daspland@savills.com



Toby Vernon / Roger Haworth
Sheffield
+44 (0) 114 273 8857
t.vernon@m3agency.co.uk
r.haworth@m3agency.co.uk



Tony Chappell
Doncaster
+44 (0) 1302 640 353
tony.chappell@pph-commercial.co.uk

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: +44 (0) 20 7499 8644

February 2010

