



symmetry park

DONCASTER

Junction 34 A1(M)

WE'RE READY, ARE YOU?

- > Detailed planning consent secured
- > Bespoke units ready for occupation within 24 weeks (subject to specification)

DESIGN & BUILD OPPORTUNITIES

With detailed planning for up to 721,000 sq ft of B2 & B8 uses

Following the speculative construction of SP1, the 151,293 sq ft unit is available for immediate occupation. Two further plots are available with detailed planning consent secured, enabling us to deliver buildings within a market leading timescale.

Symmetry Park Doncaster is in an excellent location, strategically positioned adjacent to Junction 34 A1(M) servicing the North of England and the Midlands with easy access to Doncaster Sheffield Airport.



sp2
430,000 - 570,000 sq ft

sp1
IMMEDIATELY AVAILABLE -
151,293 sq ft with 100,000 sq ft expansion

sp3
30,000 - 140,000 sq ft

Plot 1
1.22 acres



A1(M)

Irizar

J34

symmetry park DONCASTER

Junction 34 A1(M)



AVERAGE EARNINGS - GROSS WEEKLY PAY (£) ¹

£465.60
Bassetlaw
£517.80
Great Britain



POPULATION WITHIN 30 MINUTE DRIVE TIME ²

Male	265,531	49.13%
Female	274,902	50.87%
=540,433		
(usual resident population)		



POPULATION WITHIN 1 HOUR HGV DRIVE TIME ²

Male	1,474,732	49.18%
Female	1,523,832	50.82%
=2,998,564		
(usual resident population)		



ECONOMICALLY ACTIVE AND WORKING POPULATION WITHIN 60 MINUTE DRIVE TIME ²

<u>Ages 16-74</u>	<u>in employment</u>	<u>unemployed</u>
2,947,498	2,138,969	165,969
72.75%	62.31%	4.82%
=3,432,823		
(usual resident population)		

1 Source: ONS Annual Survey of Hours and Earnings - Workplace Analysis.

2 Source: Pitney Bowes Business Insight and Office National Statistics.

> YOUR DELIVERABILITY CHECKLIST



A 140,000 sq ft unit delivered in 24 weeks*

OR

A 430,000 sq ft unit delivered in 36 weeks*

* Subject to specification



Infrastructure in place

All main services installed ✓

Estate road complete ✓

Junction/highway improvements complete ✓

New roundabout installed ✓



Detailed planning consent secured for 721,000 sq ft B2 & B8 uses



Superb amenity provision on-site and adjacent to Blyth Services



Existing site supply of 4.35 MVA with the ability to increase capacity using an on-site energy centre



Prominently located at Junction 34 A1(M)



Over 540,000 residents live within a 30 minute drive time



Over 72% of the resident population within a 60 minute drive time are economically active



Labour costs are 11% lower than the national average



Bespoke Options

Symmetry Park Doncaster is a proven setting for businesses seeking bespoke building packages for their own occupation.

It has the benefit of B2 and B8 detailed planning with the ability to offer plots or buildings tailored to an individual company's requirements.

Terms

All terms are available on request for cost effective solutions meeting occupiers bespoke requirements.

> MASTERPLAN - OPTION 1

sp1

	sq ft	sq m
Warehouse	145,353	13,503
Office	5,700	530
Gatehouse	240	22
Total	151,293	14,056

sp2

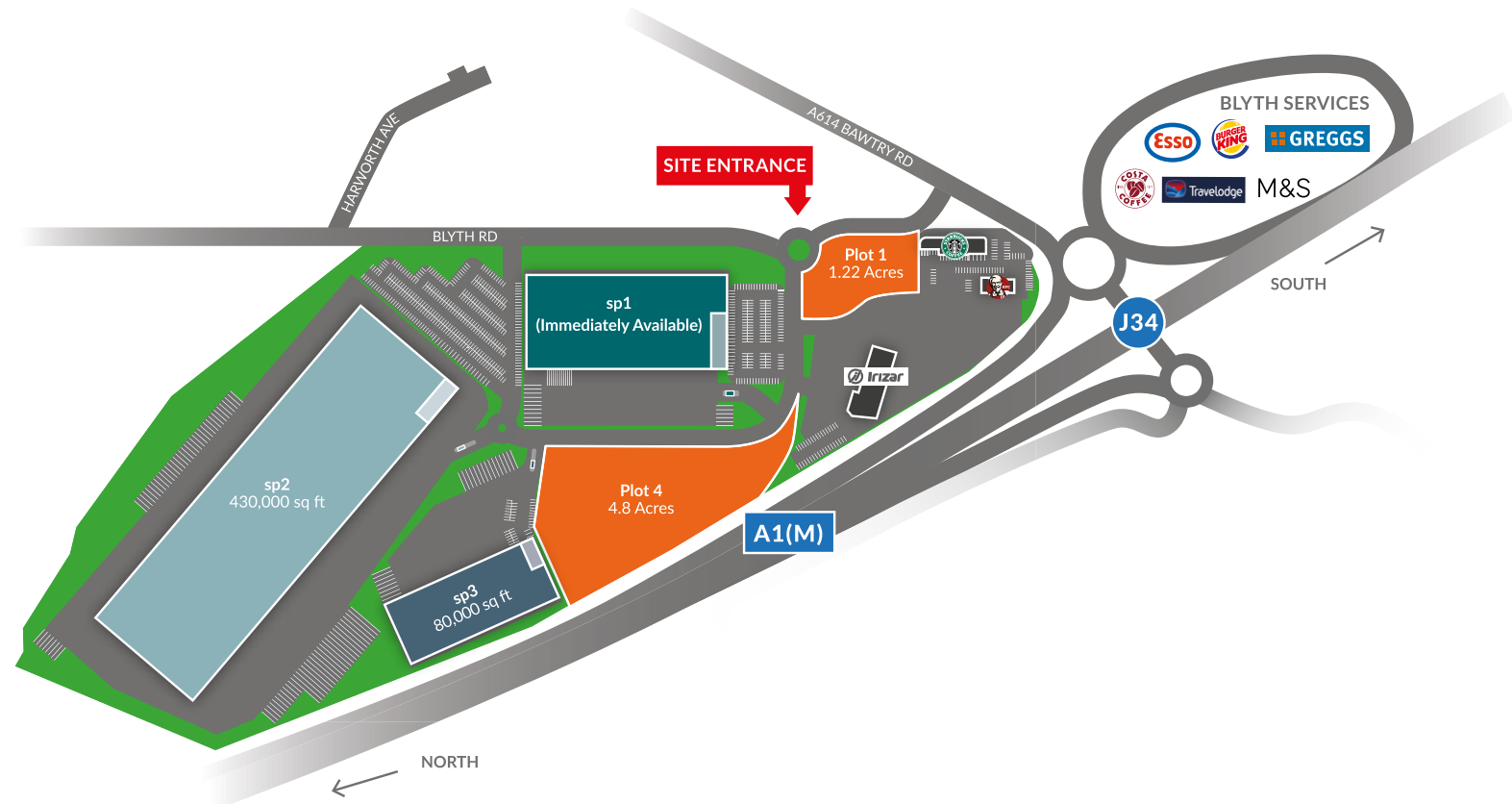
	sq ft	sq m
Warehouse	417,500	38,787
Office	12,500	1,161
Total	430,000	39,948

sp3

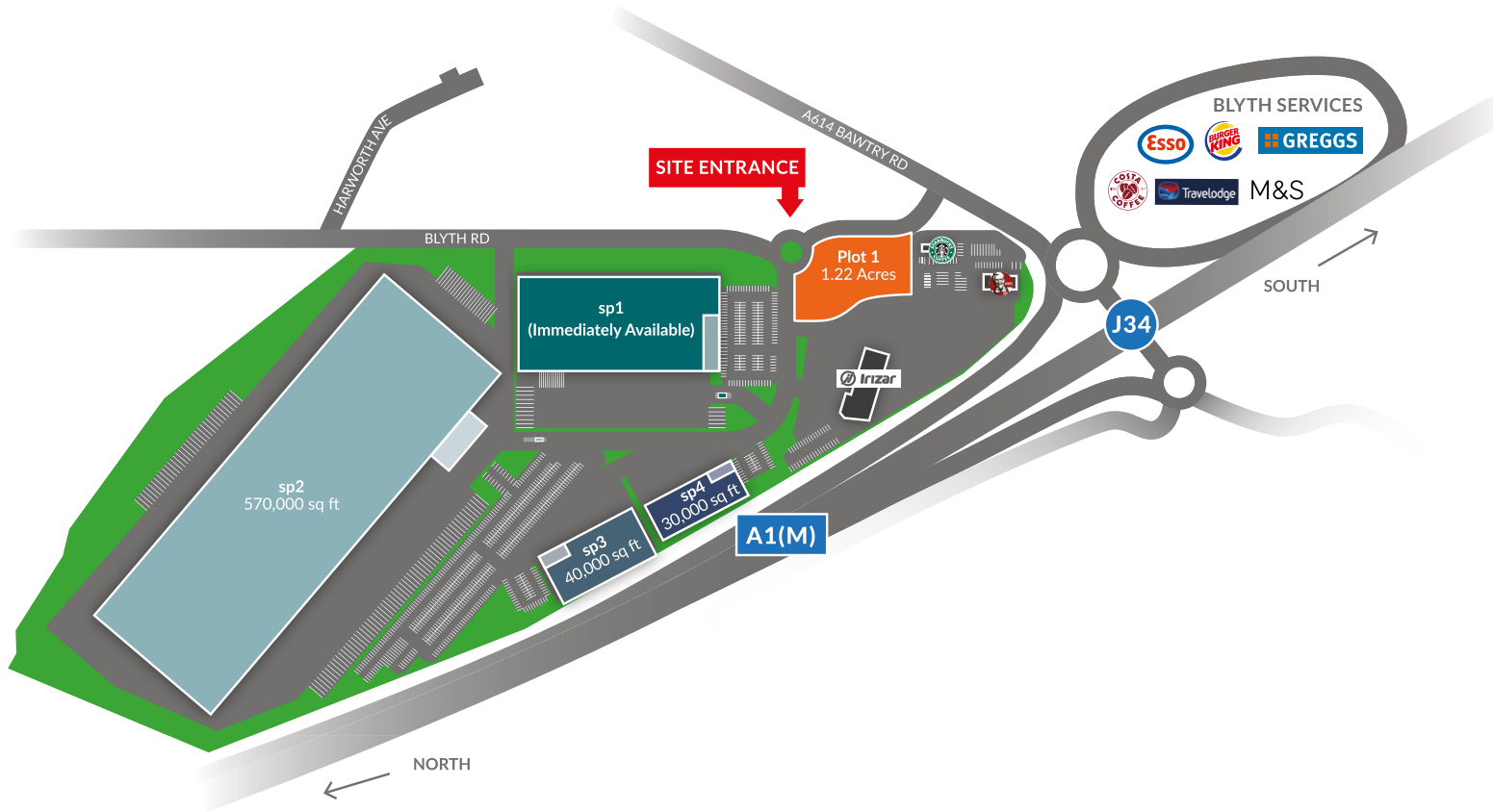
	sq ft	sq m
Warehouse	76,000	7,061
Office	4,000	372
Total	80,000	7,433

Plots

	Acres	Hectares
Plot 1	1.22	0.49
Plot 4	4.8	1.94



> MASTERPLAN - OPTION 2



sp1

	sq ft	sq m
Warehouse	145,353	13,503
Office	5,700	530
Gatehouse	240	22
Total	151,293	14,056

sp2

	sq ft	sq m
Warehouse	540,000	51,168
Office	30,000	2,781
Total	570,000	53,949

sp3

	sq ft	sq m
Warehouse	36,000	3,345
Office	4,000	372
Total	40,000	3,717

sp4

	sq ft	sq m
Warehouse	27,000	2,508
Office	3,000	279
Total	30,000	2,787

Plots

	Acres	Hectares
Plot 1	1.22	0.49

Available units ranging from
30,000 - 570,000 sq ft
with serviced plots from 1.22 acres



S81 8HH

A DESTINATION FOR ALL

Symmetry Park Doncaster sits in a strategic location at Junction 34 A1(M) providing superb congestion free, high speed road links to Yorkshire/North East, the East Midlands and the East Coast ports.



1 km of prime frontage along the A1(M) at Junction 34



Easy reach of Doncaster, Sheffield, Rotherham, Gainsborough and Worksop



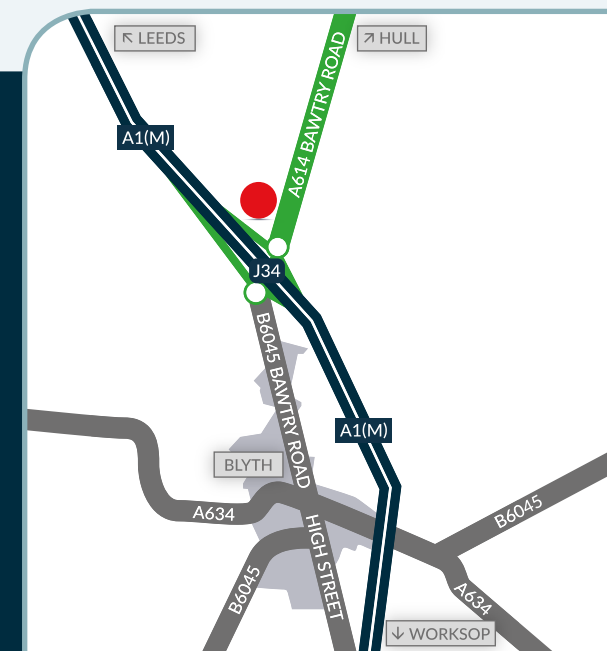
Doncaster Sheffield Airport - 20 minutes drive



The Port of Hull - 1 hour drive



DESTINATION	DISTANCE	TIME
Doncaster Sheffield Airport	9 miles	16 mins
Doncaster	13 miles	20 mins
Sheffield	26 miles	35 mins
Leeds	43 miles	50 mins
Hull	56 miles	1hr
Manchester	80 miles	1hr 30
Birmingham	97 miles	1hr 37
Liverpool	108 miles	2hrs
Northampton	109 miles	2hrs
Newcastle	128 miles	2hrs 5
London	166 miles	2hrs 55



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