

DONCASTER 130

WATER VOLE WAY
DONCASTER
DN4 5JP

HIGH QUALITY INDUSTRIAL
WAREHOUSE UNIT
131,041 SQ FT

TO LET / FOR SALE
AVAILABLE NOW
FITOUT SOLUTIONS AVAILABLE



PRIME INDUSTRIAL HUB: NATIONALLY CONNECTED

Doncaster 130 is a premier industrial and logistics unit, strategically positioned to power regional and national supply chains. Located just 1.5 miles from M18 Junction 3 and 3 miles from the A1(M)/M18 interchange, the site provides immediate access to Sheffield, Leeds, and Manchester.



TESCO

TOTAL PARK
DONCASTER

BRIDON · BEKAERT
THE ROPES GROUP

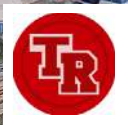
LWC

Wincanton

PEX
Express Transport

DUSK

Morrisons



CPL
CARTRONPLAST
Group

A6182

A6182

A6182

A6182

To Doncaster Station

DONCASTER 130

4 Mins to M18

WATERVOLE WAY

ENGINEERED FOR EFFICIENCY AND SCALE

Combining high-capacity logistics features with an EPC A and BREEAM ‘Very Good’ rating to provide a sustainable, move-in-ready solution for modern business.



Yard Depth
up to 50m



12.5m
Haunch Height



12 Dock Level
Access Doors



2 Level
Access Doors



Secure
Self-Contained Plot



Fitted Office
Accommodation



50kN/m2
Floor Loading



BREEAM
Very Good



EPC Rating
A



127 Car
Parking Spaces Including
16 EV Charging Spaces



Extensive Car
Parking Spaces
Min. 16 HGV Spaces



B2 & B8
Planning Use



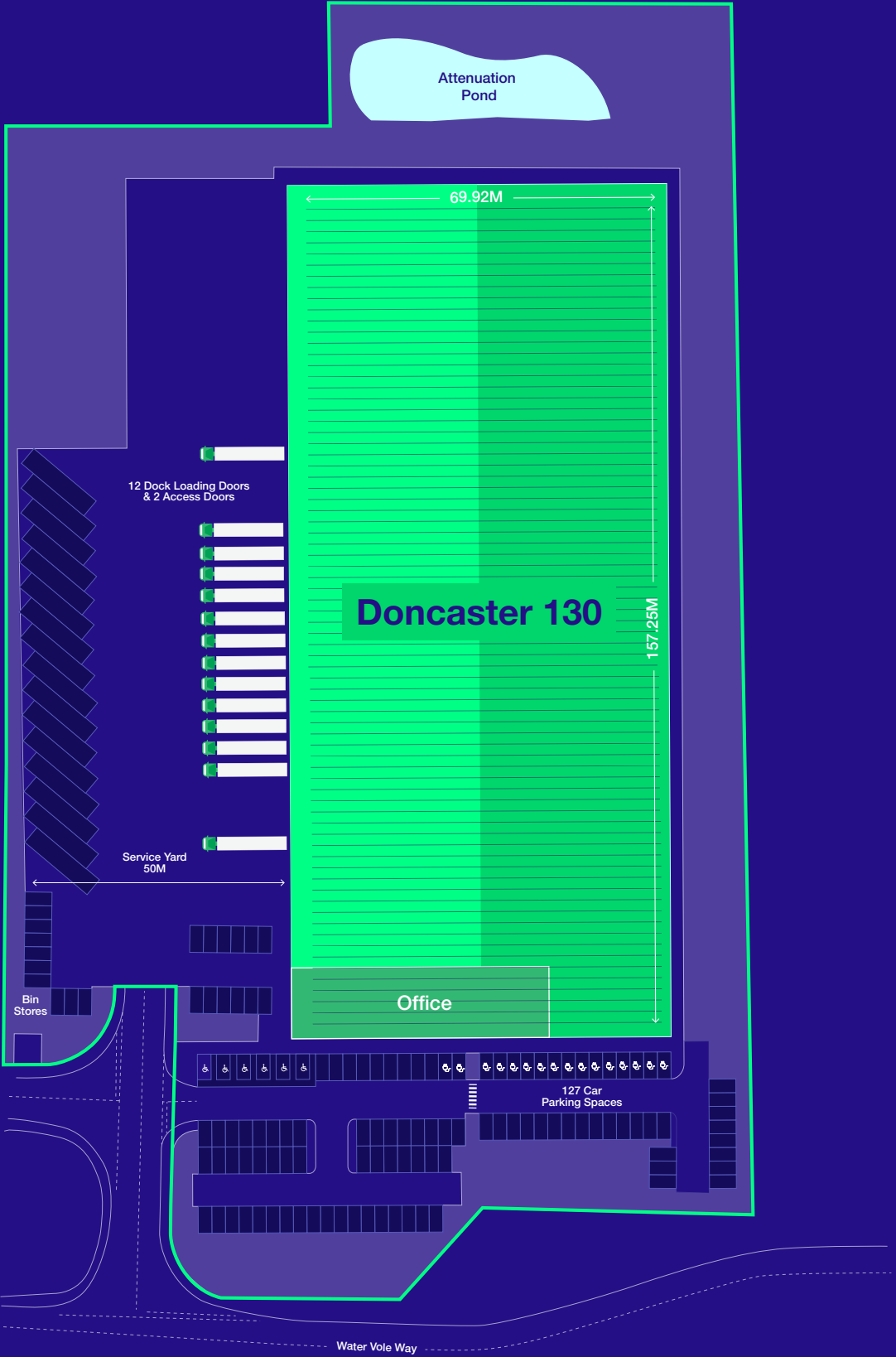
1MVA Power Supply
with Potential to
Increase



Wide Aisle Racking
Up to 12,318
Pallet Locations



Narrow Aisle Racking
Up to 16,348
Pallet Locations



Doncaster 130	SQ FT	SQ M
Ground Floor	118,348	10,994.92
First Floor Office	6,161	572.35
First Floor Fire Exit	187	17.41
Second Floor Office	6,158	572.12
Second Floor Fire Exit	187	17.35
Total	131,041	12,174.15



STRATEGICALLY POSITIONED FOR TALENT AND DISTRIBUTION

Doncaster 130 sits at the heart of a premier logistics network, offering immediate access to the UK’s primary transport arteries and a high-capacity workforce.



Population Advantage:
A local population of 308,607, with access to 1.4 million people within a 30-minute drive.



Active Workforce:
Within a 30-minute drive-time, 57.7% of the catchment population aged 16+ are economically active.



Competitive Labour:
Average weekly pay in Doncaster is 8.22% lower than the national average, reducing operational costs.



Available Talent:
The region maintains a 3.2% unemployment rate, providing a consistent pool of available local personnel.

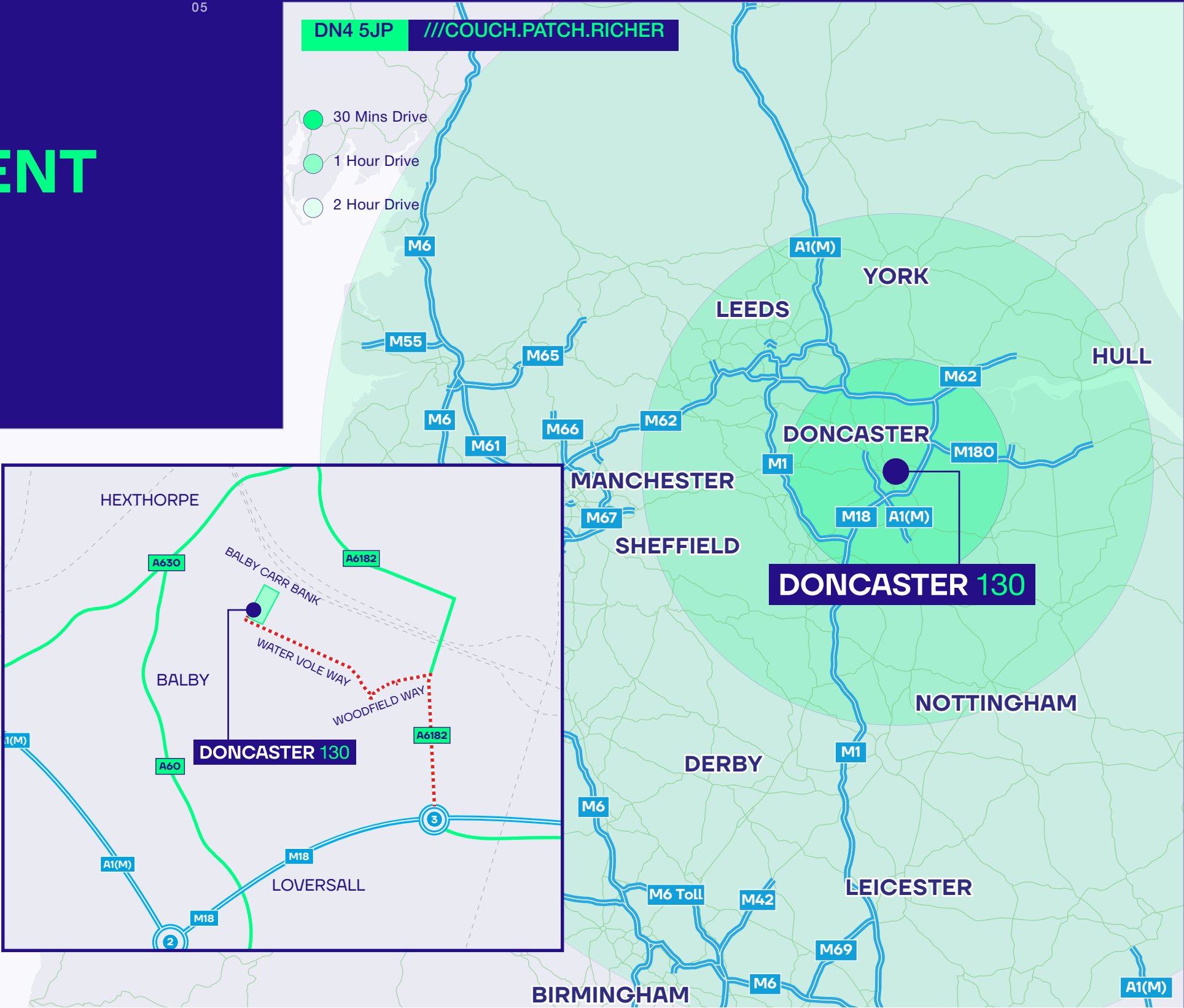
Source: NOMIS



Total Park, Doncaster benefits from the support of Business Doncaster, the Council’s dedicated inward investment team, committed to promoting a dynamic location with a wide range of development and investment opportunities for businesses of all sizes and sectors.

Business Doncaster offers access to free, independent and expert advice, along with tailored support and guidance, helping businesses achieve their objectives and accelerate growth plans.

For further information, contact Alex Dochery or Victoria Poppleton at info@businessdoncaster.com



Key Connection Points

Rail / Sea Ports	Distance	Cities & Major Towns	Distance	Airports	Distance
Doncaster Railport	2.2 miles	Doncaster	2 miles	Doncaster Sheffield Airport (Opening 26/27)	2 miles
Doncaster iPort	3.5 miles	Sheffield	15 miles	Leeds Bradford Airport	55 miles
Goole Port	23.0 miles	Leeds	35 miles	East Midlands Airport	55 miles
Immingham Port	50.1 miles	Nottingham	47 miles		
Hull Port	51.1 miles				

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DOWNCASTER 130