

# ASPECT

@ West Moor Park, Doncaster Junction 4, M18

## For Sale/To Let

122,760 sq.ft. (11,404sq.m.) GIA  
Distribution/Production Facility

M18

J4

M18

NEXT

IKEA



Fellowes

A630





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Images for indicative purposes only

## The Development

Having developed 188,000 Sq.ft for Fellowes on a pre-let basis and 138,000 Sq.ft on a speculative basis (subsequently acquired by Anglo Beef Processors), the third phase, Aspect, is now available to occupiers on a freehold or leasehold basis.

West Moor Park, which has attracted occupiers including IKEA, Next Plc and Fellowes due to its excellent location, provides a prime opportunity for production and distribution companies to take advantage of the excellent road network and local labour availability.

## Specification

### Warehouse

- Eaves height 10m (33ft)
- 8 dock level access doors
- 2 level access doors
- Floor loading 50Kn/m<sup>2</sup> to warehouse with FM2 power floated finish
- Secure floodlit concrete service yard

### Offices

- Combined VRV comfort cooling and heating
- Fully carpeted raised access floor throughout
- 72 car parking spaces
- South facing office façade
- Optional first and second floor offices available

## Accommodation

	Sq.ft	Sq.m
Warehouse*	117,580	10,923
Ground Floor Offices*	5,180	481
Total	122,760	11,404
Car Parking	72 spaces	

\*Approximate Gross Internal Area (GIA) based on information supplied by **jm**architects.

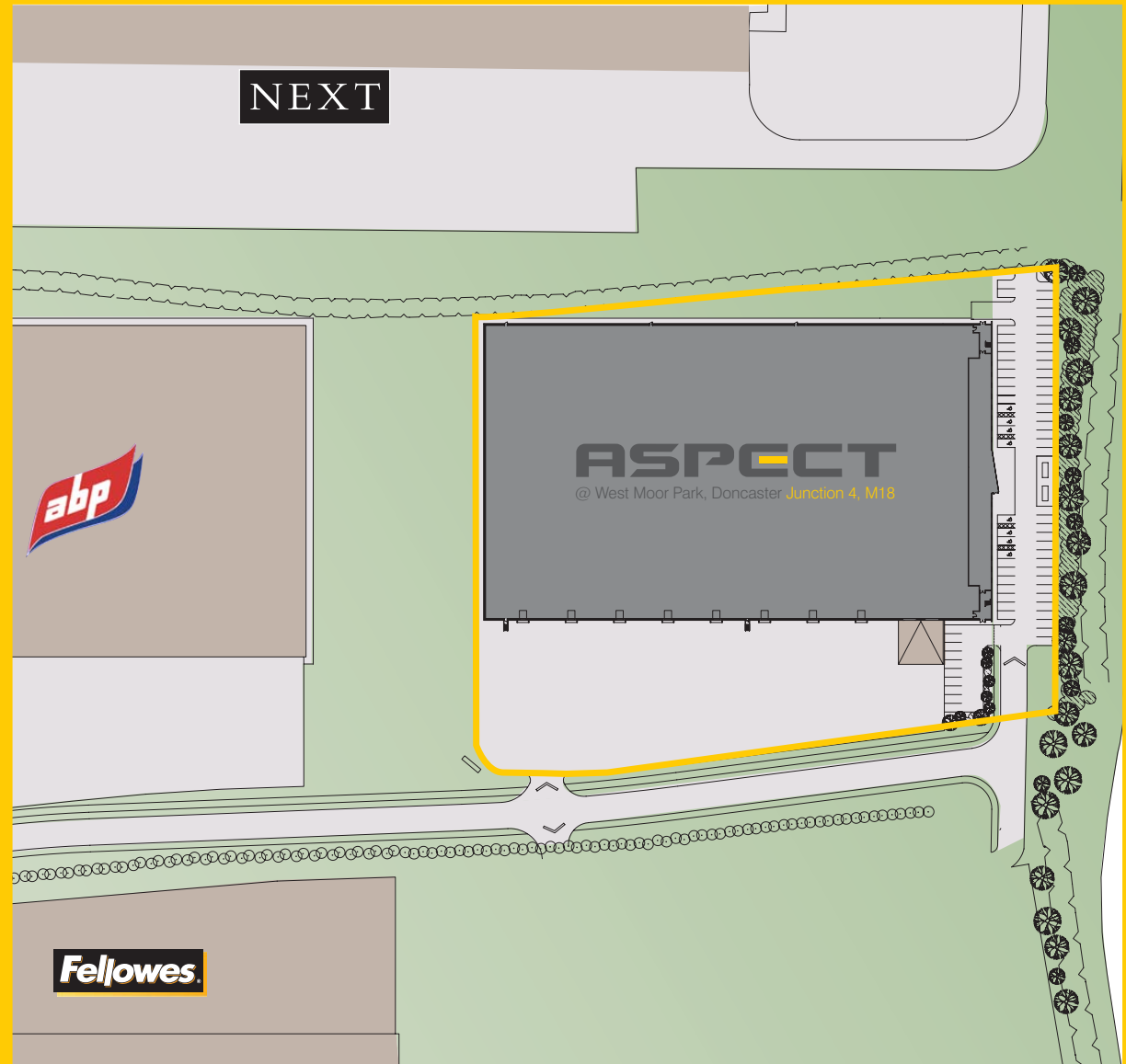
To take a virtual tour of the adjacent building, Tranmoor Point, completed in November 2003, please go to [www.prop360.com/tours/100136](http://www.prop360.com/tours/100136)

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## Road links

	MILES	DRIVE TIME*
A1	7	8mins
M1	16	18mins
M62	10	13mins
Sheffield	22	27mins
Leeds	33	41mins
Hull	45	51mins
Manchester	70	1hr 15min
Liverpool	98	1hr 39min
Birmingham	94	1hr 39min
London	171	2hr 45min
Bristol	183	2hr 48min
Edinburgh	219	4hr 22min

\*Source: Average 56mph.

As well as boasting a fantastic road network with fast connections to the M1, M18, A1(M) and M62, Doncaster is located on the East Coast mainline with fast journey times to London Kings Cross, Edinburgh and numerous other locations. Doncaster also benefits from an Inter-Modal Railhead facility.



A Joint Development By:



**Scarborough**  
Development Group plc  
[www.sdgroup-plc.com](http://www.sdgroup-plc.com)



**Shepherd Developments**  
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