

## **Tranmoor Point, Westmoor Park, Doncaster**

- Size 138,436 sq ft (12,861) sq m inc 18,090 sq ft (1,681 sq m) Grade A offices.
- Developer Shepborough Developments (Doncaster) Limited (a JV between Shepherd Developments and Scarborough Development Group plc).
- Speculative High Quality headquarters and production facility.
- Sold within 3 months of practical completion to Associated Beef Products Ltd
- Price £ 6.39 million.
- Practical completion 13th Nov 2003 Building sold 20<sup>th</sup> February 2004.

## **General**

Following the 190,000 sq ft (14,864 sq m) prelet to Fellowes for its European Headquarters Shepborough Developments speculatively developed Tranmoor Point a 'headquarters' quality production/distribution facility.

Extending to 138,436 sq ft (12,861 sq m) the development included a purpose built warehouse with a 10m eaves height, 9 dock level access doors, 1 level access door, a 50 Kn/sq m floor loading with an FM2 power floated warehouse floor and a 35-45 metre deep floodlit concrete service yard.

The building also included high specification grade A offices extending to 18,090 sq ft (1,681 sq m) on 3 storeys. The offices included, a full glazed solar controlled curtain wall to the front elevation, a feature triple height atrium to the reception area, a combined VRV comfort cooling and heating system to the offices which were fully carpeted and provided raised access floors throughout. In addition there were 131 dedicated car parking spaces. The building was tested against capital BREEAM criteria and achieved a rating of 'very good'.

Westmoor Park is a prime distribution and production location which has attracted a number of high quality national and international occupiers including Ikea, Next and Fellowes. Associated Beef Products will be creating 160 jobs as part of a major investment to service major supermarket clients including Asda Walmart.

The project was supported with finance from the European Development Fund via objective 1 South Yorkshire.

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## **Summary**

Tranmoor Point represented the largest speculative development in the Yorkshire market which was specifically targeted towards a headquarter facility for the many inward investors in the South Yorkshire market, at the same time, reflecting institutional investor requirements. The fact that the development sold within 3 months of practical completion to Associated Beef Products for their headquarters/production facility is ample evidence of the success of this strategy.

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