



Junction 4 | M18

doncaster

west moor
P A R K



**a unique
location opportunity**

West Moor Park is Doncaster's premier industrial location, situated at the heart of the new development area along the M18 corridor. West Moor Park is accessed via the A630 at Junction 4, M18. Humberside Airport and the east coast ports of Hull, Immingham and Grimsby are within 1 hour's drive.

**140,000
quality production and**

the development

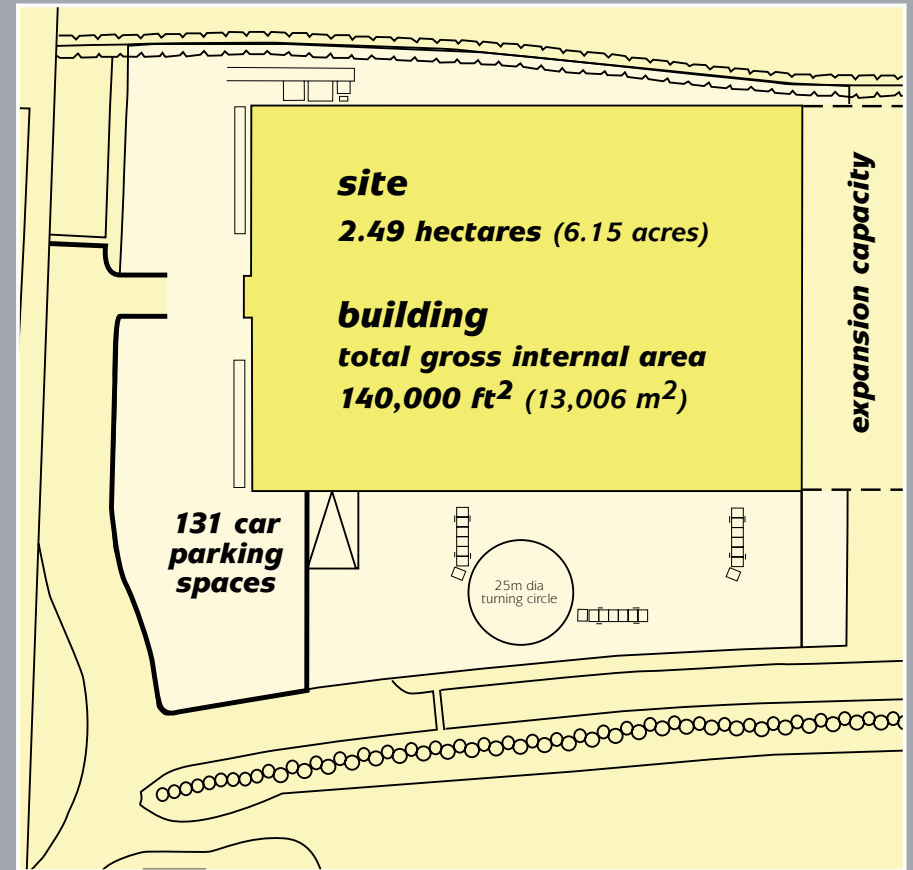
Unit 1, which extends to 140,000 sq ft, will be speculatively developed, and available for occupation by Autumn 2003. The location within West Moor Park provides a prime opportunity for production and distribution companies to take advantage of the excellent road network. West Moor Park has attracted a number of national and international occupiers including IKEA and Fellowes.



journey distances

Hull 34 miles | Leeds 25 miles | London 160 miles | Manchester Airport 60 miles | Sheffield 20 miles

ft² **warehouse facility**



accommodation

warehouse
120,000 ft² (11,148 m²)

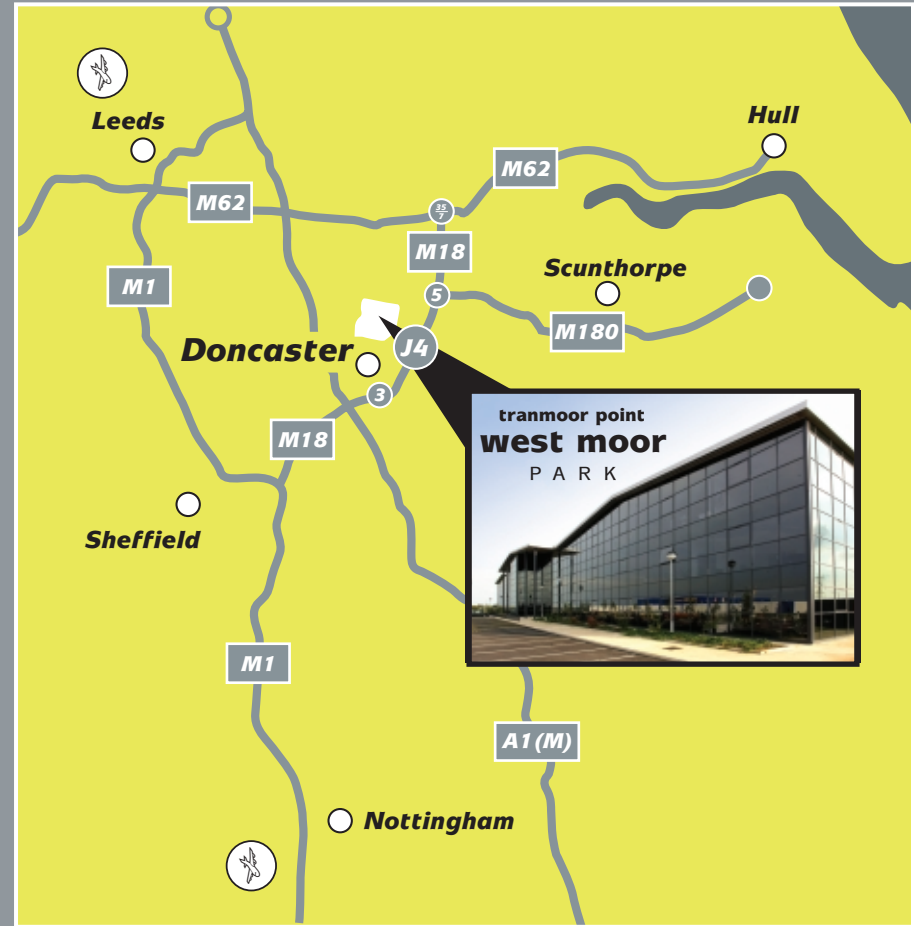
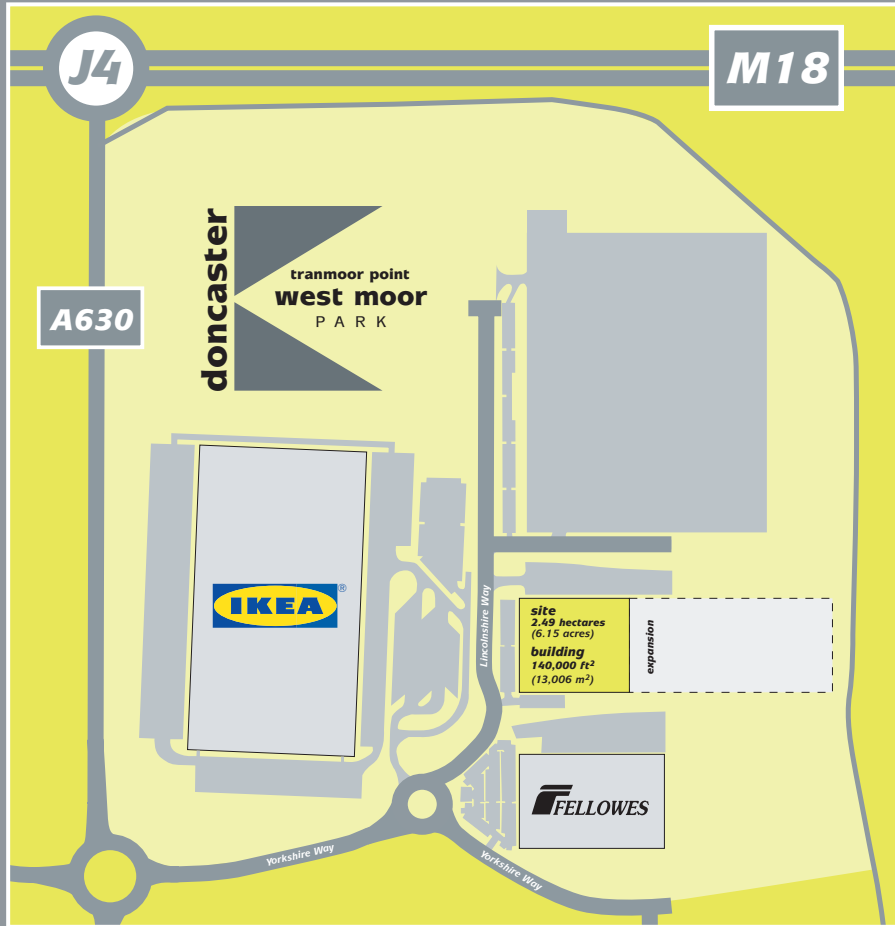
offices
20,000 ft² (1,858 m²)

total gross internal area
140,000 ft² (13,006 m²)

specification

- warehouse**
- eaves height 10m (33 ft)
 - 9 dock levellers and 1 level access door
 - 131 car parking spaces
 - 1 expansion capability up to 350,000 ft²

- offices**
- feature atrium
 - passenger lift
 - comfort cooling
 - raised access floors



Shepherd Developments Scarborough Development Group plc



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