

symmetry park

DONCASTER

Junction 34 A1(M)

- Planning for B1, B2, B8, A3 and A5.
- Prominent location at J34 A1(M).
- 50,328 vehicle movements per day at J34 A1(M).

sp1
SPEC BUILD-
ON-SITE NOW

PLOT 1

Irizar



A1(M)

J34

To Let / For Sale
PROMINENT ROADSIDE OPPORTUNITY IN A STRATEGIC LOCATION
Plot 1 - 1.22 acres

OVERVIEW

This prominent opportunity is situated at the entrance to Symmetry Park, Doncaster, J34 of the A1 and highlights include:

- £60 million mixed use development site of 54 acres in total.
- 1.22 acres remaining for roadside/retail use.
- Plot 2 under offer for drive-thru uses let to Starbucks and KFC.
- 150,000 sq. ft. speculative B2/B8 unit now under construction, due for completion Q2 2018.
- 50,328 Daily vehicle movements at Junction 34, A1(M).

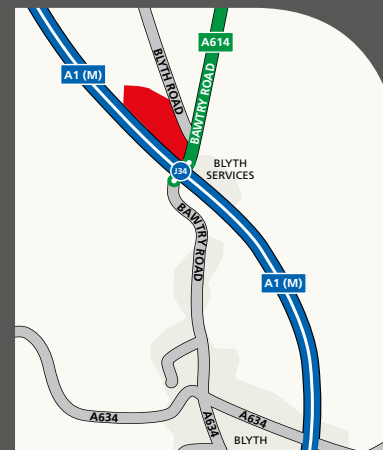
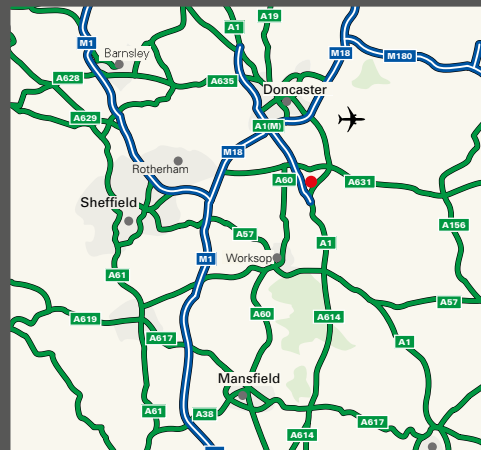
PLANNING

Outline planning consent (with all matters reserved) is being sought on the site (Plot 1) for a commercial development providing flexibility for one or more of the following uses: Restaurant/Café (A3), Hot Food Takeaway (A5), Light Industrial/Offices (B1), General Industrial (B2), Storage and Distribution (B8), Hotel (C1) or a Public House (A4).

Terms have been agreed on Plot 2 and Plot 3 and full planning permission is currently being obtained for a café (A3) and a takeaway/restaurant (A3/A5), both with drive-thru facilities, on Plot 2 and a coach showroom/dealership (sui generis) on Plot 3.

TERMS

The site is available on a leasehold or freehold basis with bespoke building packages available.



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 UK's largest port complex on the East Coast.

- 1 km of prime frontage along the A1(M) at Junction 34.
- Easy reach of Doncaster, Sheffield and Worksop.
- The Port of Hull is located within a 1 hour drive.
- Doncaster Sheffield Airport is within 20 minutes.

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Further information:



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