



**NIMBUS PARK**  
DONCASTER  
M18 • J6 • DN8 4HT

**AVAILABLE TO LET**



**TWO INDUSTRIAL AND DISTRIBUTION UNITS OF  
164,366 SQ.FT. (15,270 SQ.M) & 106,509 SQ.FT. (9,895 SQ.M)**

THE SCHEME

Nimbus Park is a speculative development of two self-contained buildings of 164,366 sq.ft. and 106,509 sq.ft. respectively.

Strategically located less than 2 minutes off the M18 via Junction 6, Nimbus Park offers easy access to the M62, M1, A1(M) and the wider UK road network. This connectivity along with the excellent local and wider labour pool provided by Doncaster and Scunthorpe has seen The Range and BMW choose the location for their regional and national distribution hubs respectively.

Excellent amenities are also available locally with a Marstons pub and hotel, McDonalds, Aldi, B & M Home Store and Sainsbury supermarket within a short drive of the development.

Doncaster has quickly become Yorkshires premier distribution location with significant occupiers including Amazon, IKEA, LIDL, B&Q, Next and ASDA amongst a host of other household names.

TERMS

Both units are available on a leasehold basis only. For further information or to arrange a viewing please contact Sladen Estates directly or their joint agents.

PLANNING

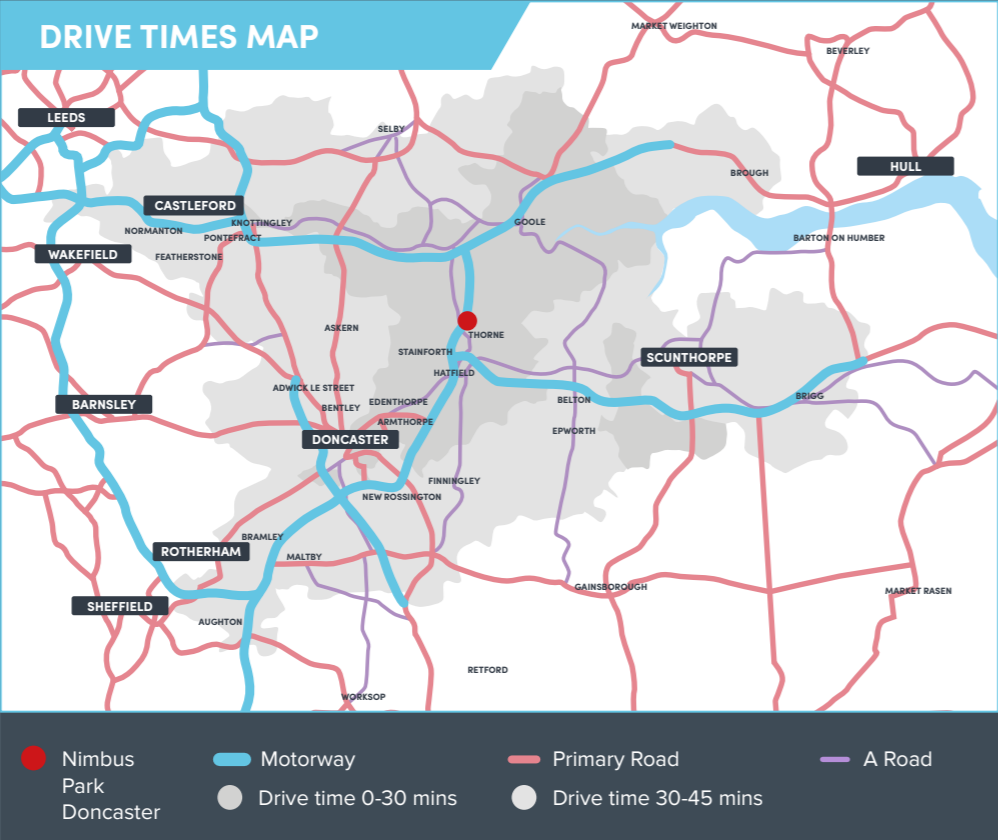
The scheme has a detailed planning permission. Planning application number 16/00126/FULM.

SUSTAINABILITY

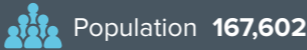
The standard specification incorporates a number of energy efficient features to help reduce running costs and the buildings environmental impact. Both units will achieve a minimum BREEAM (2014) 'Very Good' rating.

EMPLOYMENT

Sladen Estates are working in conjunction with Blue Arrow Recruitment to assist potential occupiers with any labour requirements they may have. Please contact Sladen Estates directly where we will be able to confidentially discuss your labour requirements.



Distance up to 30 minutes



Population 167,602



Distance up to 45 minutes



Population 785,635

\*Times are provided at peak traffic flow levels.

Source: drivetimemaps.co.uk

DEMOGRAPHICS



Population 308,900 171,300



Economically active 149,700 84,100



Seeking employment 10,300 4,700

Source: Nomis

DRIVE TIMES



CITY Miles Travel times approx mins

Doncaster	11	20	31
Wakefield Europort	25	24	41
Sheffield	30	40	56
Leeds	34	35	60
Hull	34	38	60
Manchester	76	90	127
Birmingham	103	96	170
London	177	160	300

AVERAGE HOURLY PAY RATES\*



\*Average pay rates currently being advertised in the above positions within 20 miles of Doncaster (Source: Blue Arrow Recruitment)



PORT Miles Travel times approx mins

Hull	37	45	67
Immingham	38	50	74
Grimsby	42	50	70



AIRPORT Miles Travel times approx mins

Robin Hood Airport	12	20	27
Leeds Bradford	48	55	104
East Midlands	67	70	114
Manchester	85	80	153
Birmingham	100	90	268



Nimbus 164 is a standalone industrial warehouse unit sitting on 9.8 acres.

The building benefits from a clear internal eaves height of 15m which is 3m higher than the average unit of this size. This means that a potential pallet capacity of 34,220 (Wide Aisle) or 46,720 (Very Narrow Aisle (VNA)) can be accommodated in Nimbus 164 compared to a 12m high building of the same size which could typically hold 27,376 (Wide Aisle) or 37,376 (VNA) pallets.

There are separate access points to the main car park and yard area along with provisions for a gatehouse if required. In addition to this, an area has also been reserved for sprinkler tanks.



15m

clear internal height

3.5m clear  
Mezz 3-11.5m



Mezz 2-8.5m

Mezz 1-5.5m

MEZZANINE OPTIONS



1260mm dock height

## AREAS

WAREHOUSE:	158,177 SQFT	14,695 M <sup>2</sup>
MAIN OFFICE:	6,189 SQFT	575 M <sup>2</sup>
<b>TOTAL:</b>	<b>164,366 SQFT</b>	<b>15,270 M<sup>2</sup></b>

BREEAM 2014  
**VERY GOOD  
RATING**

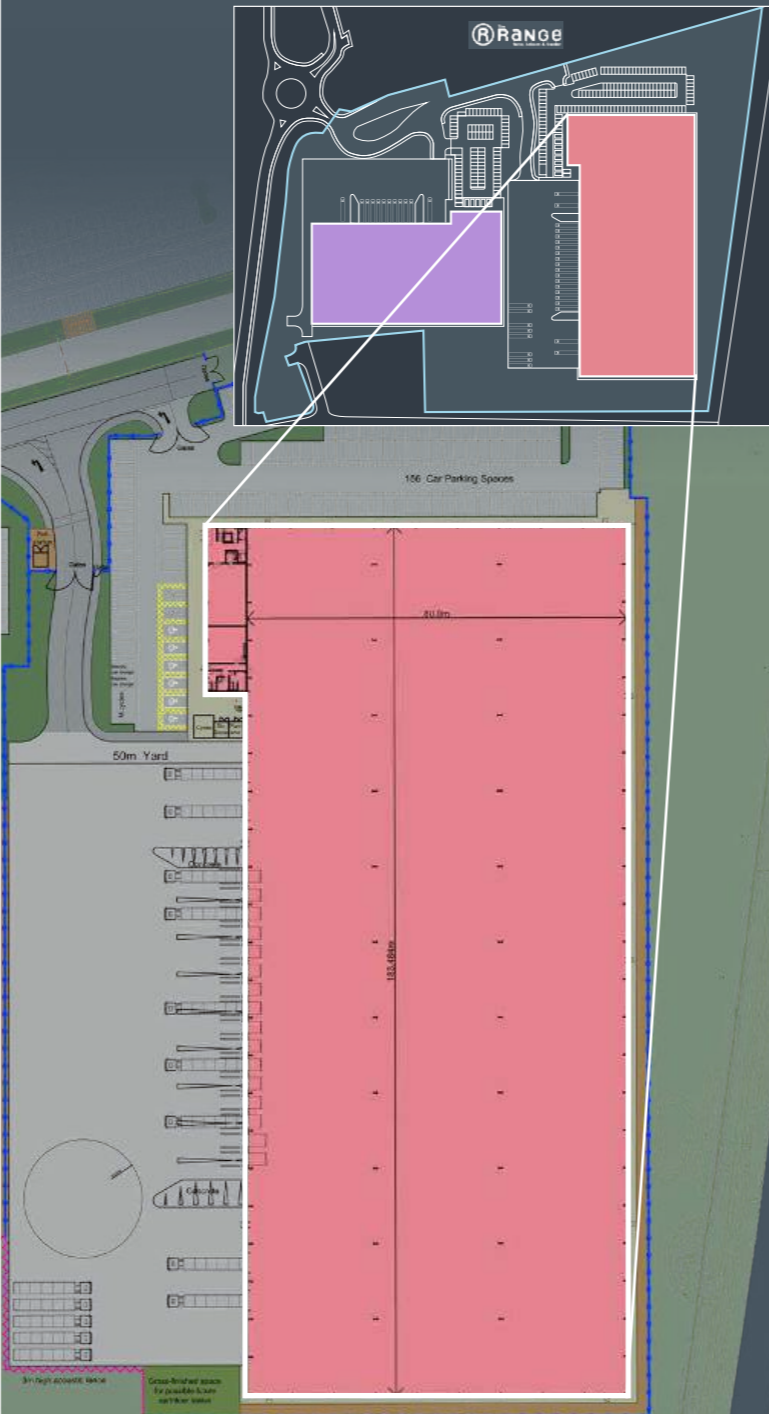
750 KVA  
**ELECTRICITY  
AVAILABLE**

50 KN/M<sup>2</sup>  
**FLOOR  
LOADING**

CAR PARKING - 156 SPACES - INC. 2 ELECTRIC CHARGING  
SECURE BICYCLE PARKING FOR 20 CYCLES

16 DOCK LEVEL DOORS INC 2 EURO DOORS  
4 LEVEL ACCESS DOORS  
PARKING FOR 28 HGVs

50M DEEP YARD



## BUILDING SPECIFICATION

### WAREHOUSE

- 15m Clear internal eaves
- 14 Dock level loading doors
- 2 Euro loading doors
- 4 Level access doors
- 50Kn/m<sup>2</sup> Floor loading



### OFFICE


- 2 Storey offices
- Raised access floors
- Full height glazed atrium
- A/C to offices
- Separate works entrance and staff facilities



### EXTERNAL

- 156 Car spaces
- Dedicated lorry parking
- 50 Metre deep yard
- Provision for gatehouse
- Secure concrete yard



 **NIMBUS 164**  
164,366 SQ FT



# NIMBUS 106

106,509 SQ FT

## BUILDING SPECIFICATION

### WAREHOUSE

- 12m Clear internal eaves
- 10 Dock level loading doors
- 2 Level access doors
- 50Kn/m<sup>2</sup> floor loading



### OFFICE

- 2 Storey offices
- Raised access floors
- Full height glazed atrium
- A/C to offices
- Separate works entrance and staff facilities



### EXTERNAL

- 92 Car spaces
- Dedicated lorry parking
- 45 Metre deep yard
- Secure concrete yard



Nimbus 106 is a standalone industrial warehouse sitting on 6 acres.

The building benefits from a clear internal eaves height of 12m which means a potential pallet capacity of 15,936 pallets (Wide Aisle) or 22,048 (VNA) can be accommodated in Nimbus 106.

There are separate access points for the main car park and yard and the entire perimeter is bounded by a secure fence.



12m

clear internal height



3.5m clear  
Mezz 2-8.5m

Mezz 1-5.5m

MEZZANINE OPTIONS



1260mm dock height

## AREAS

WAREHOUSE:	100,320 SQFT	9,320 M <sup>2</sup>
MAIN OFFICE:	6,189 SQFT	575 M <sup>2</sup>
<b>TOTAL:</b>	<b>106,509 SQFT</b>	<b>9,895 M<sup>2</sup></b>

BREEAM 2014  
**VERY GOOD  
RATING**

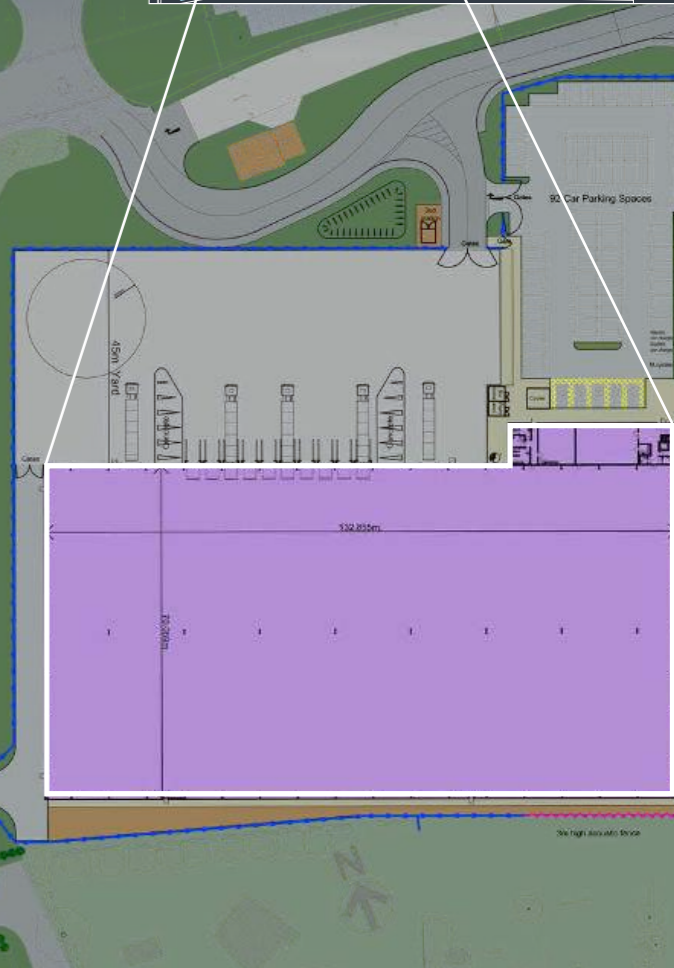
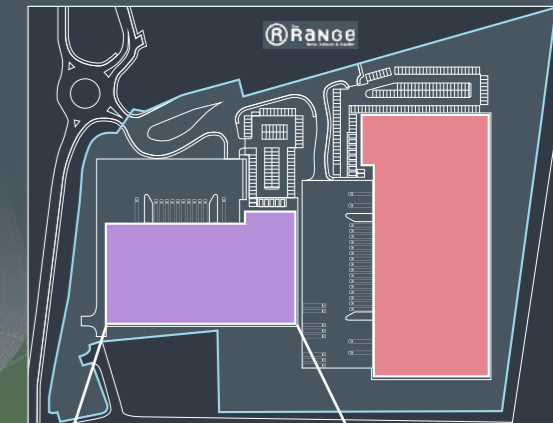
600 KVA  
**ELECTRICITY  
AVAILABLE**

50 KN/M<sup>2</sup>  
**FLOOR  
LOADING**

CAR PARKING - 92 SPACES - INC. 2 ELECTRIC CHARGING  
SECURE BICYCLE PARKING FOR 20 CYCLES

10 DOCK LEVEL DOORS  
2 LEVEL ACCESS DOORS

45M DEEP YARD





**NIMBUS PARK, THORNE, DONCASTER DN8 4HT**  
[www.nimbuspark.com](http://www.nimbuspark.com) [www.sladenestates.co.uk](http://www.sladenestates.co.uk)

**FOR FURTHER INFORMATION  
PLEASE CONTACT THE JOINT AGENTS**

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