



## Prime Development Opportunity 4.66 Acres (1.89 Hectares)

- Prominent regular shaped site
- Consent for 8 industrial Units & 74,671 sq ft
- Available on a 999 year lease



# Prime Development Opportunity

## 4.66 Acres (1.89 Hectares)

### Location

GatewayEast is positioned central to the UK and located in close proximity to the Motorway Network including the M1, M18, M180, M62 and A1(M).

The site also has fantastic access to Immingham Port, the UK's largest port by tonnage (46m tonnes of cargo per annum) along with the iPort Rail, a high-volume inland port offering sustainable logistics solutions with connections to regional, national and international supply chains.

### Description

The site forms part of GatewayEast scheme at DSA Airport in Doncaster. Gateway East is a thriving commercial location close to the DSA Airport and accessed via Junction 3 of the M18 Motorway and Great Yorkshire Way.

The area is a growing employment area located immediately to the west of the Doncaster Sheffield Airport car parks.

### Accommodation

Outline planning consent (17/02733/OUTM) for GatewayEast was granted in May 2018 which was followed by a reserved matters application (23/00913/REMM) for the Plot 3F site which was granted in September 2023.

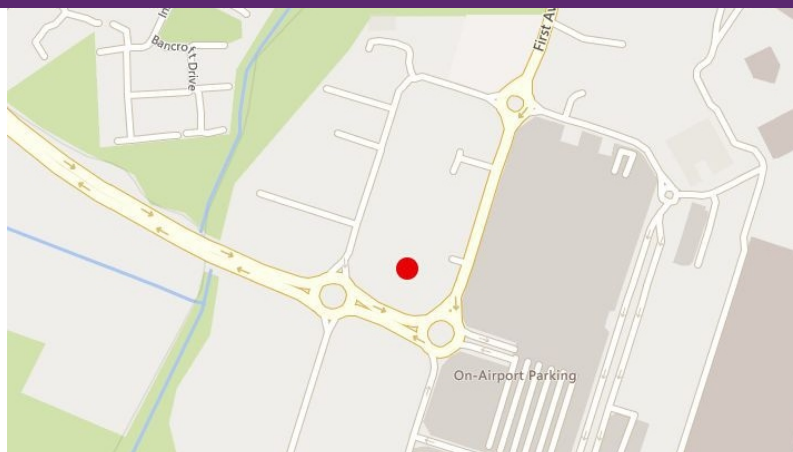
The reserved matters consent permits a development of 8 industrial units arranged in 3 blocks.

### Accommodation

DESCRIPTION	ACRES	HECTARES
Unit A	17,376	7,032.07
Unit B	17,376	7,032.07
Unit C	8,630	3,492.56
Unit D	8,571	3,468.68
Unit E	5,665	2,292.63
Unit F	5,665	2,292.63
Unit G	5,665	2,292.63
Unit H	5,723	2,316.1
<b>TOTAL</b>	<b>4.66 ACRES</b>	<b>1.89 HECTARES</b>

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the agents CPP

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