



/NDURENT

TOTAL PARK DONCASTER

WATERVOLE WAY DN4 5JP
///ORIGIN.HAPPEN.TRUCK

BRAND NEW INDUSTRIAL / MANUFACTURING /
DISTRIBUTION WAREHOUSE AVAILABLE

UNIT 5: 43,664 SQ FT (4,057 SQ M)

Built to a Grade A specification with market
leading ESG credentials.



Power 490 kVA.



BREEAM 'Very Good'.



Warehousing that Works.

High performance space for your business.

Total Park Doncaster is a newly developed scheme of industrial, logistics and manufacturing units situated just 1.5 miles from M18 Junction 3, it is easily accessible via the A6182. With the A1(M)/M18 interchange only 3 miles away, the location provides excellent transport links to key cities such as Leeds, Sheffield, and Manchester to the north, as well as Nottingham, Birmingham, and London to the south.

Doncaster has become a preferred destination for businesses, establishing itself as a leading logistics hub with major occupiers such as Amazon, Tesco, Screwfix, CPL, Capita and IKEA.

Occupiers at Total Park Doncaster benefit from an ideal location for nationwide logistics and access to international markets. The site is just 3.5 miles from the iPort rail terminal, offering direct connections to the national rail network and links to all deep-sea ports within 7 hours. It's also less than an hour away from East Coast ports including Immingham and Hull.

Business Doncaster, a team within Doncaster Council, provides comprehensive business support services to help businesses of all sizes. Contact the team for further information on 01302 735555.



Warehousing that Works.



- 1 BRIDON • BEKAERT
THE ROPES GROUP
- 2 HITACHI
- 3 TESCO
- 4 PARAGON
FOODSERVICE
- 5 LAKESIDE
VILLAGE
OUTLET SHOPPING
- 6 LWC
- 7 amazon
- 8 Capita
- 9 DUSK
- 10 CPL
- 11 TR RILEY TRANSPORT





- 1 BRIDON - BEKAERT
- 2 HITACHI
- 3 TESCO
- 4 PARAGON FOODSERVICE
- 5 LAKESIDE VILLAGE OUTLET SHOPPING
- 6 LWC
- 7 amazon
- 8 Capita
- 9 DUSK
- 10 CPL
- 11 TR RILEY TRANSPORT

UNIT 4

UNIT 5

6

9

10

11



Warehousing that Works.

Aerial plan.



POPULATION.

Doncaster Population 308,607.

Population within 30min drivetime: 1.4 million.



ECONOMICALLY ACTIVE RESIDENTS.

Within a 30 min drivetime: 57.7% of the catchment population aged 16+.



LABOUR COSTS.

Average Weekly Pay in Doncaster is 8.22% lower than the national average.



UNEMPLOYMENT RATE.

3.2% unemployment rate.

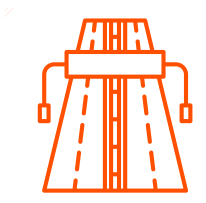


Source: NOMIS



Warehousing that Works.

You're well-connected.



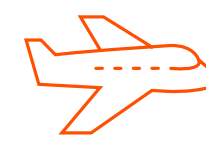
KEY ROAD LINKS

M18, Junction 3	1.5 miles
A1(M)/M18 Intersection	3 miles



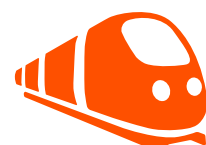
CITIES/MAJOR TOWNS

Doncaster	2 miles
Sheffield	15 miles
Leeds	35 miles
Manchester	58 miles



AIRPORTS

Doncaster Sheffield Airport	6.6 miles
Leeds Bradford Airport	50 miles
East Midlands Airport	55 miles
Manchester Airport	64 miles



RAILWAY STATIONS

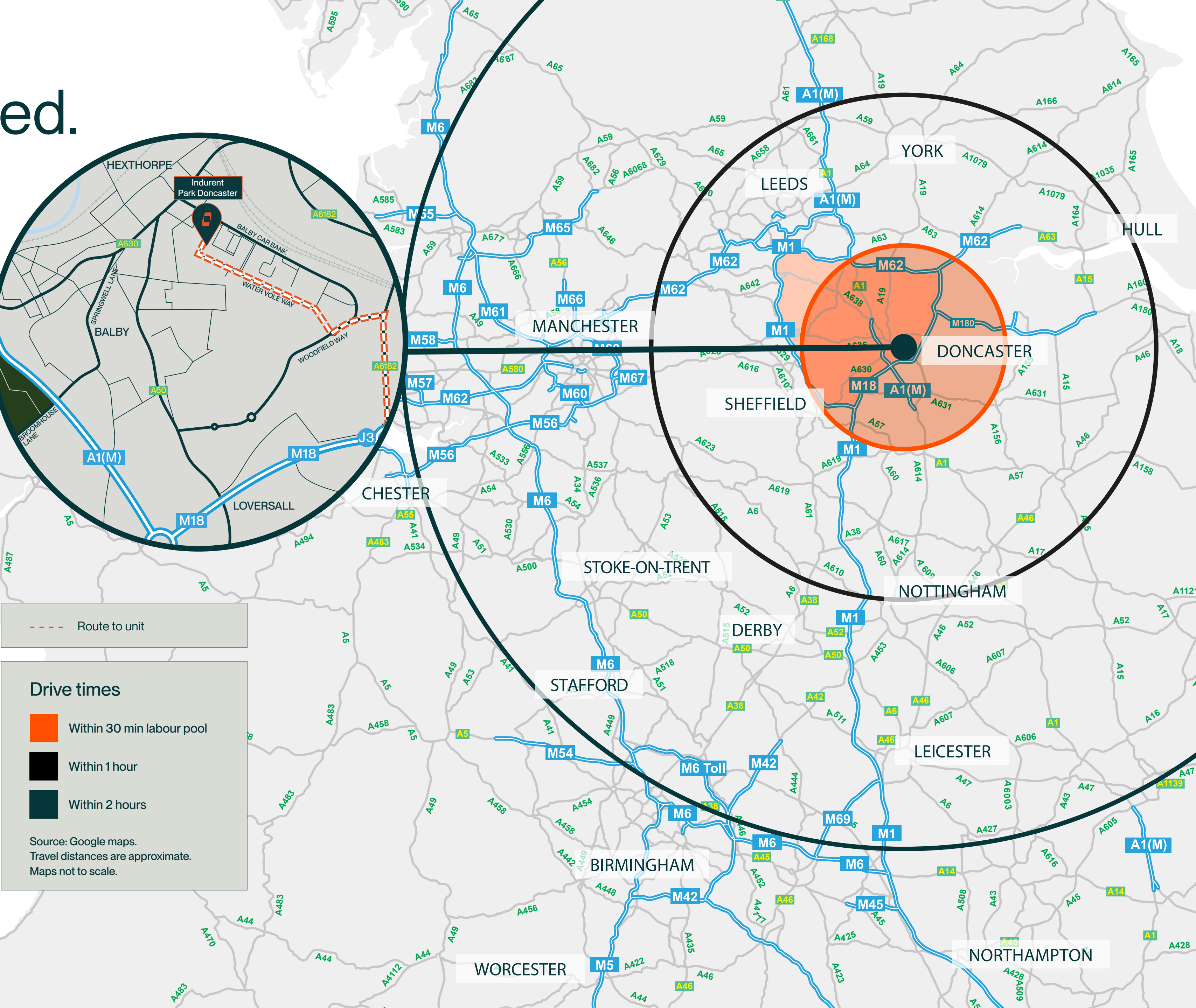
Doncaster Station	3.6 miles
Sheffield Station	20.9 miles



FREIGHT TERMINALS

Doncaster Freightliner	2.4 miles
Doncaster iPort Rail	3.7 miles
Ferrybridge Freightliner	21.3 miles

Indicative journey times by car, taken from Google Maps.



Warehousing that Works.

Health & wellbeing.

Manufacturing and logistics companies are prioritising ways in which they can create better job satisfaction for their employees. They are considering health and wellbeing factors when selecting a new unit to create a meaningful, positive impact on the happiness, health and wellbeing of employees.

Indurent has developed a holistic philosophy surrounding the maintenance of our portfolio to ensure we always meet these expectations. Known as the Indurent Standard, this commitment is reflected at Indurent Total Park Doncaster, here's how:



Internal areas.

Open plan, light and airy internal offices will be installed with comfort cooling air conditioning, ensuring that staff health and wellbeing is prioritised.

Amenities on your doorstep.

Employees will benefit from a range of amenities close by. With Morrisons for essentials, Starbucks for a coffee break, and a pub for unwinding after work, everything needed is within easy reach. The on-site EV charging centre also adds convenience for those with electric vehicles.

Lakeside Village Outlet Shopping.

Discover this popular retail destination which offers a range of fashion, homeware, and sports brands. With over 40 stores, a food court, and free parking, it provides a convenient and shopping experience just a few minutes away from Total Park.

Nature reserve.

Potteric Carr nature reserve is just a few minutes away and is home to a rich variety of wildlife, making it a prime spot for birdwatching and nature walks.



Warehousing that Works.

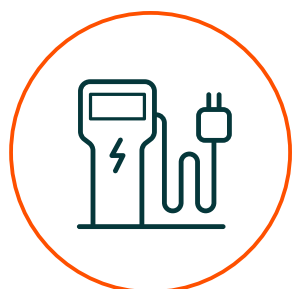
Schedule of accommodation Unit 5.

UNIT 5	
GROUND FLOOR	39,557 SQ FT (3,675 SQ M)
FIRST FLOOR OFFICE	4,107 SQ FT (381.55 SQ M)
TOTAL	43,664 SQ FT (4,056.55 SQ M)

All floor areas are approximate gross internal areas.



EPC A rating



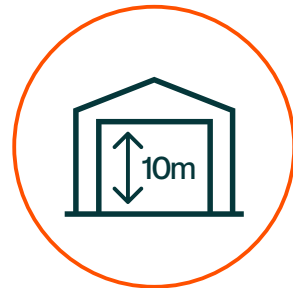
6 EV charging points



High quality office accommodation



50 kN sq/m floor loading



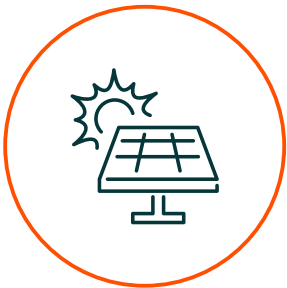
10m internal eaves height



Roof lights to 15%



4 ground level loading doors



Solar panels to roof



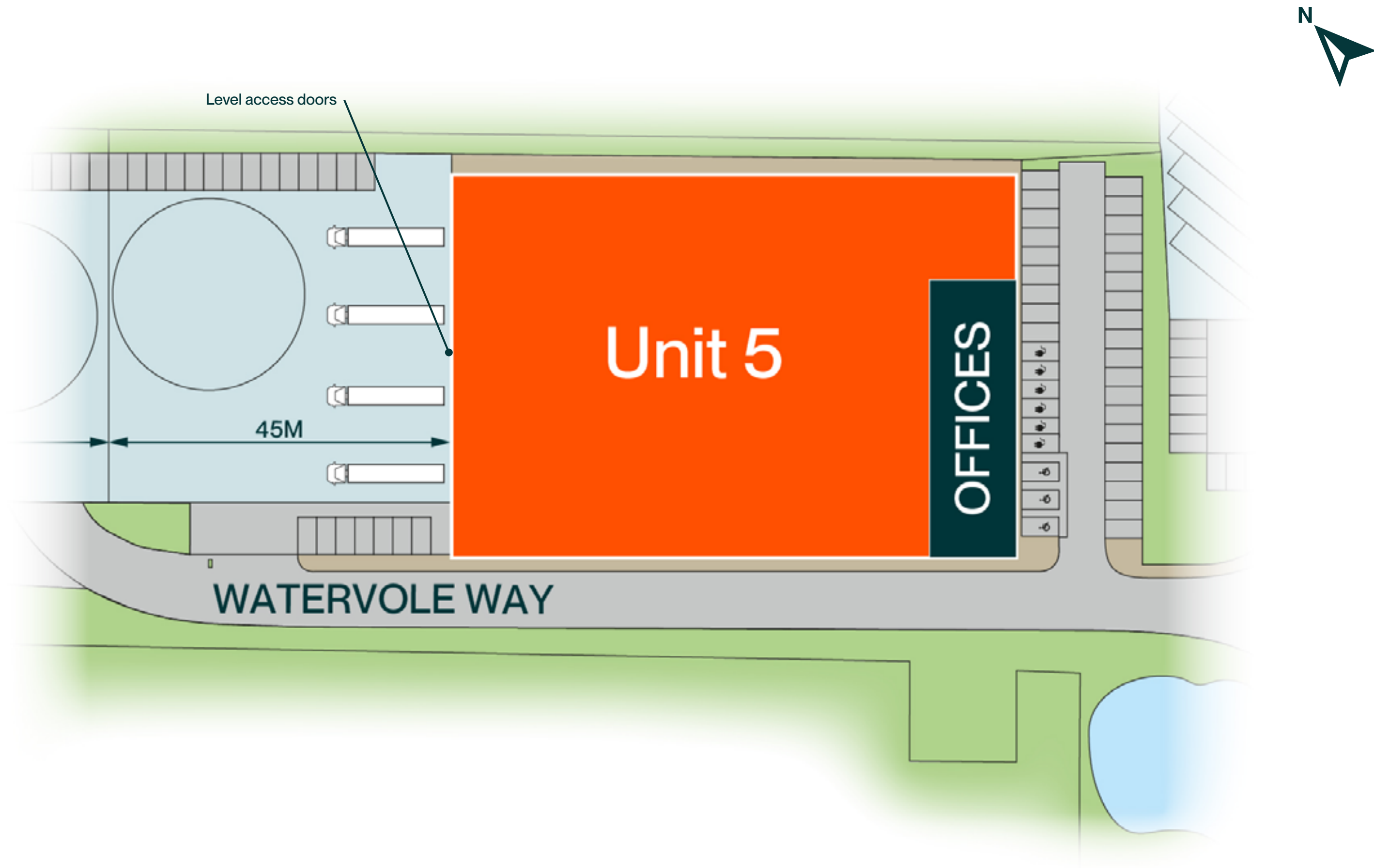
58 parking spaces



Secure yard area



Power 490 kVA



Siteplan is indicative.



HENRIETTA DANIELS

Senior Asset Manager

07870 845 650

henrietta.daniels@indurent.com



Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. June 2026. TBDW 06362-02.



Warehousing that Works.



Ed Norris
M: 07711 319 339
E: ed@cpp.uk

Alfie Broughton
M: 07887 492 745
E: alfie@cpp.uk



Rebecca Schofield
M: 07776 172 123
E: rebecca.schofield@knightfrank.com

Harry Orwin-Allen
M: 07467 912 623
E: harry.orwin-allen@knightfrank.com.

indurent.com @indurent



HENRIETTA DANIELS

Senior Asset Manager

07870 845 650

henrietta.daniels@indurent.com



Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. June 2026. TBDW 06362-02.



Warehousing that Works.