

CORINIUM | 3

@ SYMMETRY PARK

DONCASTER, JUNCTION 34 A1(M)

AVAILABLE IMMEDIATELY

TO LET

BRAND NEW WAREHOUSE / DISTRIBUTION UNIT

19,374 SQ FT (1,799.94 SQ M)



Direct Frontage
on to the A1(M)



BREEAM Rating
"Very Good"



Self-Contained
Secure Yard

dusters.olive.bravo S81 8HH

OVERVIEW

Corinium 3 at Symmetry Park comprises a newly developed warehouse/distribution unit situated in a prime industrial location fronting Junction 34 of the A1(M). The unit totals 19,374 sq ft on a self-contained 1.26 acre site and is built to a modern BREEAM accredited specification.

Symmetry Park is strategically located to benefit from excellent connectivity to the North, Midlands and Doncaster Sheffield Airport. The situation is ideal for a range of occupier uses including logistics, distribution, manufacturing, general industrial and trade.

Prime location at Junction 34 A1(M)

Secure, self-contained 1.26 acre site

High-spec, purpose-built industrial unit

130 kVA power supply

Planning for B2 and B8 uses



KFC



GREGGS



Travelodge

M&S
— FOOD —

COSTA

1 minute

3 minutes



SUSTAINABILITY



BREEAM Rating
'Very Good'



Solar PV Panels



LED Lighting



EPC Rating of 'A'



Modern VRF Heating
& Cooling
(to the 1st Floor Accommodation)



2 x EV Car Charging Points

SPECIFICATION



Ground Level Access
Loading Doors



No.8 Person Passenger
Lift to First Floor Offices



130 kVA Power Supply



Secure Gated Yard with
Perimeter Security Fencing



8M Eaves Height



Landscaped for
External Amenity Space



40m Deep Yard and
Loading Area



22 Parking Spaces
(2x Accessible, 2x EV Charging Points
and 1x Allocated Car Share Space)



Grade A Offices
to First Floor



12% Roof Light
Coverage



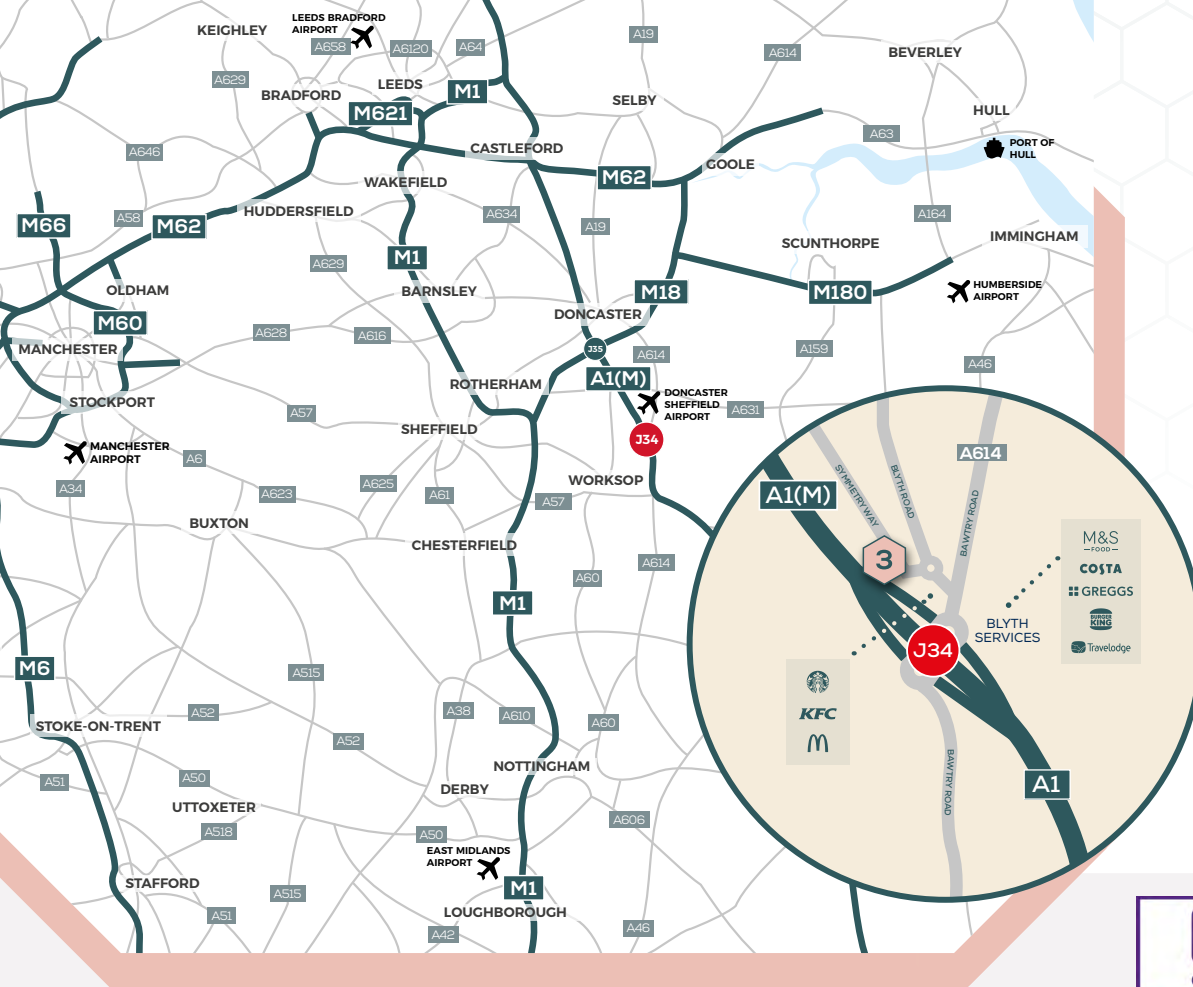
Cycle Storage

ACCOMMODATION

The following approximate areas have
been measured on a gross internal basis:

GIA	Sq ft	Sq m
Warehouse	17,208	1,598.69
First Floor Offices	2,166	201.25
Total (GIA)	19,374	1,799.94





IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013
 CPP, DHP and Knight Frank on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by CPP, DHP or Knight Frank has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is 15 July 2026.

Designed and Produced by Andersons - 0113 274 3698 - aapm.co.uk

LOCATION

Situated just off Junction 34 of the A1(M), Corinium 3 combines a strategic location with excellent transport links. The site provides fast access to the key UK regions; Yorkshire, the North East, and East Coast ports.

With over 1 km of prominent A1(M) frontage and easy routes through Symmetry Park, it's perfectly positioned for logistics and distribution.

Direct access to major road networks

Convenient local bus services and nearby train station

Within 1 hour of the Port of Hull

TERMS

The unit is available on a Full Repairing and Insuring lease for a term of years to be agreed. Further information is available on request.

EPC

Band A.

USE

The property is suitable for B2 & B8 uses.

VAT

All prices / rents are exclusive of but may be liable for VAT.

VIEWING

Strictly by appointment with the joint letting Agents.



COMMERCIAL PROPERTY PARTNERS

0114 273 8857
 0115 896 6611
www.cpppartners.co.uk

Ed Norris
ed@cpp.uk

Brodie Faint
brodie@cpp.uk

DHP.

DOVE HAIGH PHILLIPS

0113 245 0550
dhpproperty.co.uk

Simon Dove
simon.dove@dhpproperty.co.uk



0114 272 9759
KnightFrank.co.uk

Rebecca Schofield
rebecca.schofield@knightfrank.com

Harry Orwin-Allen
harry.orwin-allen@knightfrank.com