



LOCATION

West Moor Park *networkcentre* is located on Yorkshire Way, Junction 4 of the M18 Motorway, providing easy access to the national motorway network. Doncaster Town Centre lies approximately 4 miles to the West. Robin Hood Airport is also in close proximity to the development, providing good international communications.



WEST MOOR PARK

networkcentre, Doncaster

NEW WORKSPACE UNITS AND OFFICE PREMISES

WORKSPACE / 805 - 3,495 SQ FT
OFFICES / 807 - 2,041 SQ FT

TO LET

networkspace

FURTHER DETAILS/VIEWING

For further information contact
Network Space on freephone:

networkspace

A joint venture between

langtree

English Partnerships
The National Regeneration Agency

FERNIE
GREAVES
CHARTERED SURVEYORS

0114 244 9121

0800 542 0402
www.networkspace.co.uk

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West Moor Park *networkcentre* / Yorkshire Way / Armthorpe / Doncaster DN3 3GW
Junction 4 M18



WEST MOOR PARK

NETWORKCENTRE, DONCASTER

ACCOMMODATION

UNIT	SIZE (SQ FT)	OFF/WORK
1	2,041	Office
2	1,548	Office
3	1,228	Office
4	1,230	Office
5	1,550	Office
6	2,041	Office
7	805	Workspace
8	778	Office
9	1,526	Workspace
10	1,524	Workspace
11	1,524	Workspace
12	2,125	Workspace
14	3,495	Workspace
15	2,309	Workspace
16	2,521	Workspace
17	2,521	Workspace
18	3,493	Workspace
19	2,080	Workspace
20	2,062	Workspace
21	2,064	Workspace
22	1,034	Workspace
23	998	Office



DESCRIPTION

Workspace units – The units are of steel portal frame construction with brick and clad elevations. Internally the units provide warehouse space, heated via way of a gas hot air blower and accessed via way of a 4.5 metre steel sectional up and over doors. The units also provide a proportioned amount of office accommodation, fitted out to a high standard with plastered and painted walls, suspended ceilings featuring cat II lighting, carpeted floors and perimeter trunking. Each unit benefits from a three-phase electricity supply, providing 60 amps per phase.

Office units – The office units are of brick construction, with a pitched steel roof. They comprise of double glazed windows, solid floors covered with carpet tiles, perimeter trunking, suspended ceilings incorporating cat II lighting, toilet facilities and a combination boiler. All office units have the added benefit of security shutters to the rear windows.

SPECIFICATION

All workspace units and offices benefit from the following:

- External lighting
- Fire alarm
- Monitored/Police response security alarm
- Monitored CCTV
- Site security lighting
- Gas blowers in workspace units
- Combination boilers (in selected units)
- Toilet facilities (disabled access)
- Maintained landscaping
- Tenant signage allocation
- Shared car parking facilities
- Service yards (to workspace units)
- Shared bin stores
- Shared bike stores
- Security gate and fencing (to the perimeter of the estate)
- 25 metre turning circle

