



NORTHERN TRUST

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# BULLRUSH BUSINESS PARK

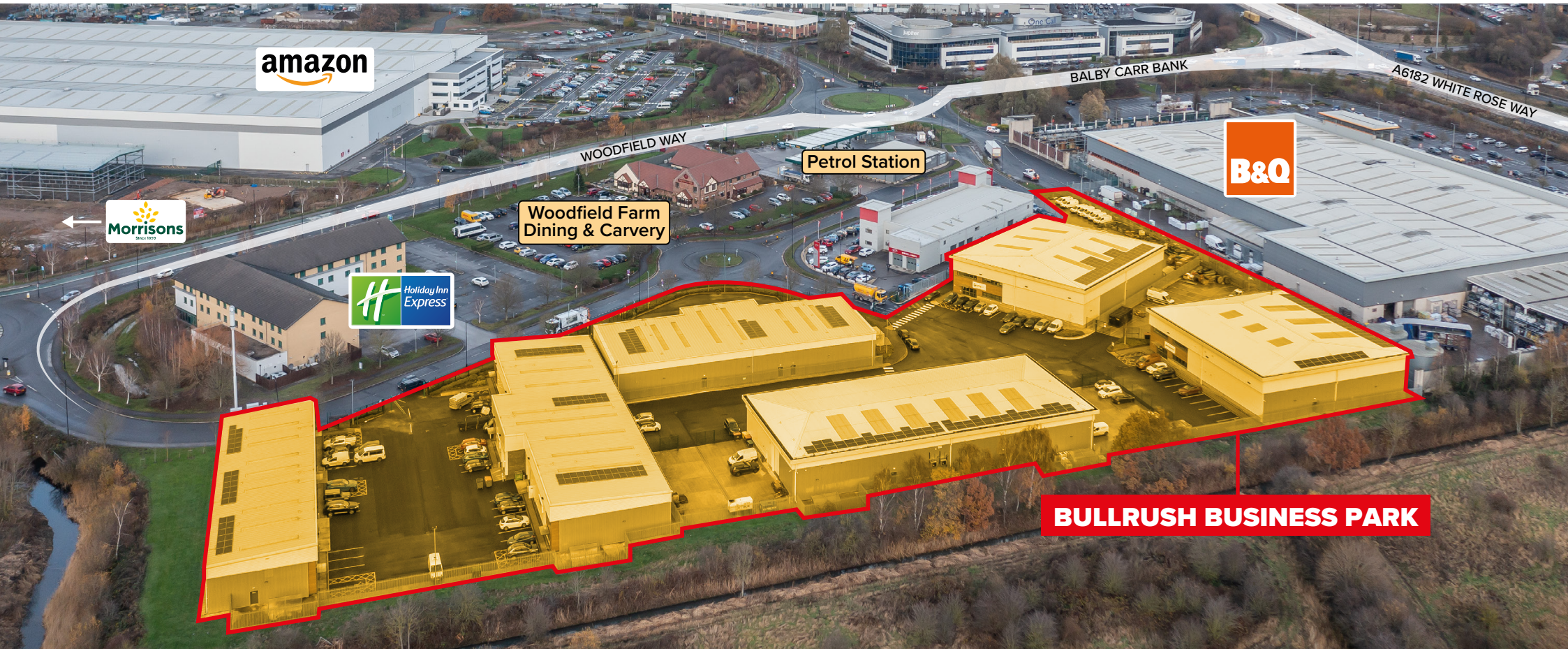
**BULLRUSH BUSINESS PARK | BULLRUSH GROVE | DN4 8SL**



**TO LET**

**HIGH QUALITY INDUSTRIAL WAREHOUSE UNITS**  
**SIZES RANGE FROM 2,002 SQ FT - 12,373 SQ FT**





# BULLRUSH BUSINESS PARK

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## DESCRIPTION

Bullrush Business Park offers a selection of detached, semi-detached and terraced units all finished to a high standard. Individual units range in size from 2,002 sq ft up to 12,392 sq ft and benefit from an attractive feature entrance incorporating a high level of glazing.

The units are constructed to a GOOD standard for BREEAM and are set around 3 courtyards in an attractive landscaped environment.

Externally the units benefit from generous circulation space, ample car parking and secure gated courtyards.

## SPECIFICATION

All of the units have been built to a high specification including a fully commissioned solar PV system.

- Units 1 - 4 have secure individual yards
- Units 5 - 7 and 8 -14 share common secure gated yards
- LED Lighting has been installed throughout the warehouse areas
- Units 1 & 2 (detached units) have a clear internal height of 7.2m
- Units 3 & 4 (semi-detached units) and Units 5 - 14 (terraced units) have a clear internal height of 6.0m
- All units benefit from an integral office (between 13% and 20% of GIA) with the ability to extend

### Integral offices include:

- Power & Data Trunking
- Fully fitted out with carpet, suspended ceiling and LED lighting
- Kitchen area
- Central Heating
- DDA Compliant

## EPC

The EPC ratings on the units range from B29 to B34. Copies of individual EPC's are available on request.

## ACCOMMODATION SCHEDULE

Unit	Floor Area		
	Sq ft	Sq m	
1	12,392	1,151	(includes 1,548 sq ft office content)
2	11,450	1,064	(includes 1,719 sq ft office content)
3	6,011	558	(includes 860 sq ft office content)
4	6,011	558	(includes 860 sq ft office content)
5	3,000	279	(includes 673 sq ft office content)
6	3,007	279	(includes 401 sq ft office content)
7	3,000	279	(includes 673 sq ft office content)
8	4,011	373	(includes 673 sq ft office content)
9	3,007	279	(includes 408 sq ft office content)
10	4,011	373	(includes 673 sq ft office content)
11	2,002	186	(includes 349 sq ft office content)
12	2,002	186	(includes 349 sq ft office content)
14	2,002	186	(includes 349 sq ft office content)
	61,906	5,751	







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## LOCATION

Bullrush Business Park is situated fronting Bullrush Grove, forming part of the wider and well established First Point Business Park, located close to junction 3 of the M18 motorway.

Bullrush Business Park is approached from White Rose Way (A6182), the main arterial route from junction 3 of the M18, which is approximately half a mile away, whilst the A1M is just 2 miles South West at junction 2 of the M18.

Doncaster Town Centre lies approximately 1 mile to the North, with Robin Hood Airport being around 5 miles South East; The City of Sheffield lies 20 miles to the South West and Leeds City Centre is just 35 miles North West of the estate.

The surrounding area is an established commercial location, home to a mixture of industrial, office and retail business. Occupiers include One Call Insurance, DHL, Amazon, B&Q, Victoria Plum & Morrisons.

## TRAVEL DISTANCES

Location	Distance	Duration
Doncaster Town Centre	5.4 miles	12 mins
Doncaster Robin Hood Airport	5.6 miles	11 mins
Sheffield	21 miles	31 mins
Leeds	48.5 miles	55 mins
Hull	49.6 miles	62 mins
Immingham	46.2 miles	52 mins

## TERMS

The units are available to let by way of new fully repairing and insuring leases on terms to be agreed.

## VAT

All figures quoted are exclusive of, but subject to, VAT at the standard rate, where applicable.

## NEARBY AMENITIES



## VIEWING & FURTHER INFORMATION

For further details or to arrange a viewing please contact the sole letting agent.

