

**TO LET**  
**MODERN HIGH BAY DISTRIBUTION**  
**WAREHOUSE PROVIDING 8,500 PALLET**  
**SPACES**



**AVAILABLE MARCH 2021**

**UNIT B, OMEGA BOULEVARD,**  
**CAPITOL PARK, THORNE, DN8 5TX**

- **Approximately 84,417 sq ft**
- **10m Eaves**
- **6 Dock Level Doors**
- **2 Level Access Doors**
- **Yard Depth of approximately 65m**

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## LOCATION

Capitol Park is located immediately adjacent to Junction 6 of the M18 motorway, approximately 6 miles north east of Doncaster. The M18 connects directly with the A1(M), M1 and M62 motorways giving easy access to Leeds and Manchester.

## DESCRIPTION

The premises comprise a detached, modern distribution warehouse with eaves of approximately 10m, 6 dock level and 2 level access doors and two storey offices. The unit sits within a secure yard providing dedicated loading and car parking facilities.

The warehouse is currently fully racked providing 8,500 in-rack sprinklered pallet spaces available via separate negotiation.

## TERMS

The premises are offered by way of assignment of the existing lease expiring 01/02/2022 or by way of a new lease for a term to be agreed.

## ACCOMMODATION

Description	Sq m	Sq ft
Warehouse	7,040.29	75,781
Two Storey Offices	802.31	8,636
<b>TOTAL</b>	<b>7,842.60</b>	<b>84,417</b>

## AVAILABILITY

The premises are available with vacant possession from March 2021.

An estate service charge is also payable.

## COSTS

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

## CONTACT

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Subject to Contract