



SYMMETRY PARK

DONCASTER / A1(M) J34

SP1
IMMEDIATELY
AVAILABLE

PLOT 1



OPENED
JULY 19



A1(M)

J34

To Let / For Sale PROMINENT ROADSIDE OPPORTUNITY IN A STRATEGIC LOCATION

Plot 1 - 1.22 acres

- Planning for B1, B2, B8, A3 and A5.
- Prominent location at J34 A1(M).
- 50,328 vehicle movements per day at J34 A1(M).

SATNAV: S81 8HH



Overview

This prominent opportunity is situated at the entrance to Symmetry Park, Doncaster, J34 of the A1 and highlights include:

- **£60 million mixed use development site of 54 acres in total.**
- **1.22 acres remaining for roadside/retail use.**
- **Brand new Starbucks and KFC - Opened July 2019.**
- **151,293 sq. ft. speculatively built unit now complete and available for immediate occupation.**
- **50,328 Daily vehicle movements at Junction 34, A1(M).**

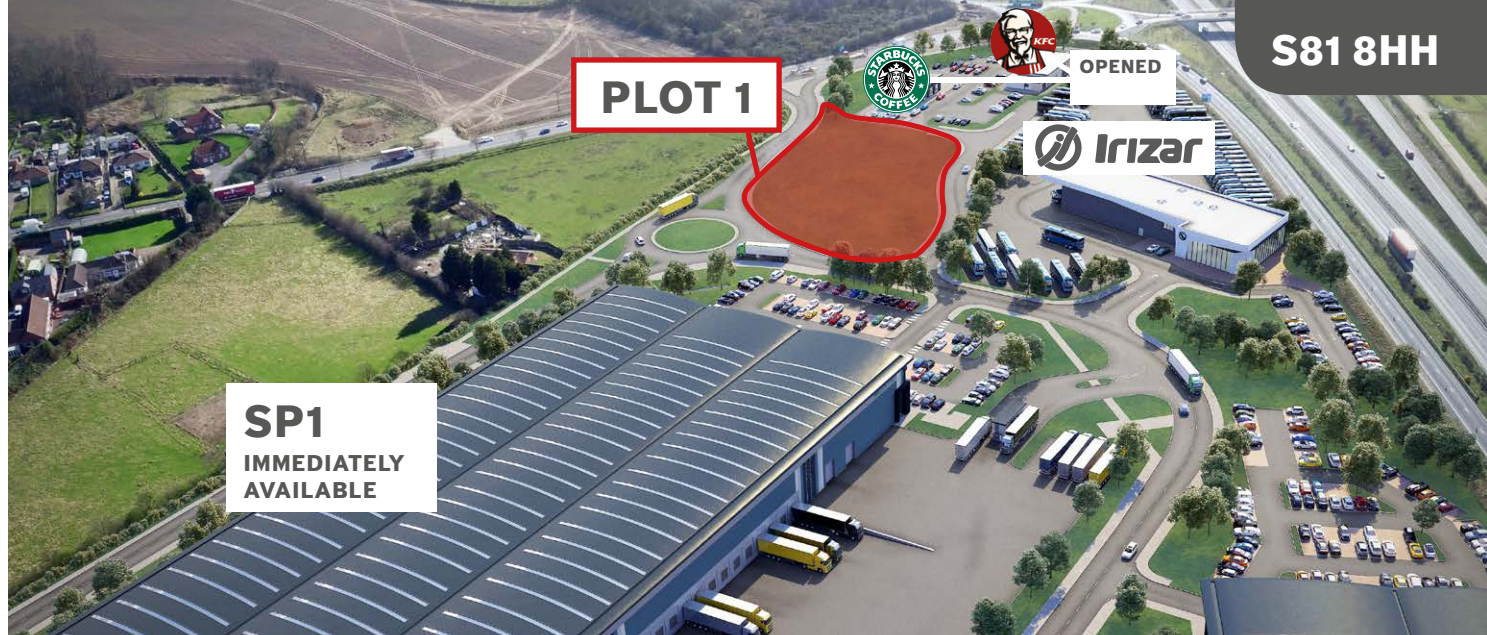
Planning

Outline planning consent (with all matters reserved) is being sought on the site (Plot 1) for a commercial development providing flexibility for one or more of the following uses: Restaurant/Café (A3), Hot Food Takeaway (A5), Light Industrial/Offices (B1), General Industrial (B2), Storage and Distribution (B8), Hotel (C1) or a Public House (A4).

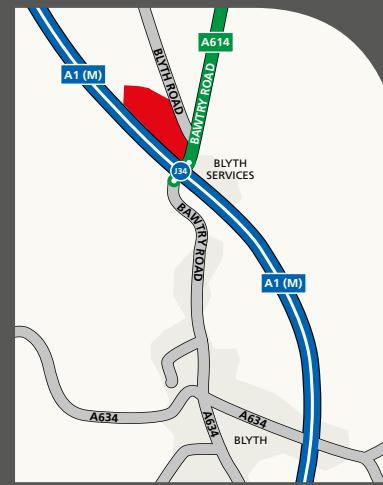
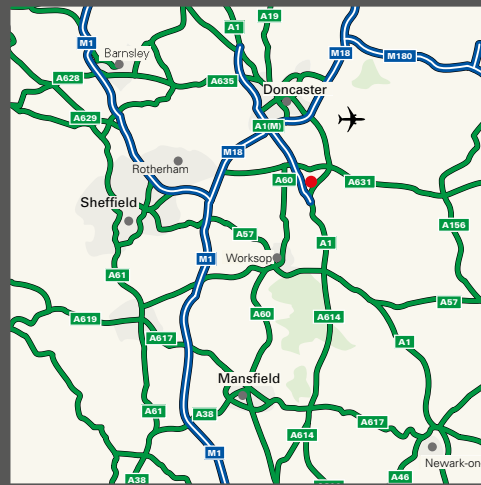
Terms have been agreed on Plot 2 and Plot 3 and full planning permission is currently being obtained for a café (A3) and a takeaway/restaurant (A3/A5), both with drive-thru facilities, on Plot 2 and a coach showroom/dealership (sui generis) on Plot 3.

Terms

The site is available on a leasehold or freehold basis with bespoke building packages available.



S81 8HH



- **1 km of prime frontage along the A1(M) at Junction 34.**
- **Easy reach of Doncaster, Sheffield and Worksop.**
- **The Port of Hull is located within a 1 hour drive.**
- **Doncaster Sheffield Airport is within 20 minutes.**

In Partnership With:

NORTH NOTTINGHAMSHIRE

**NORTHERN
POWERHOUSE**



Further Information:



symmetryparkdoncaster.co.uk/roadside

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