



VULCAN 415 DONCASTER

Balby Carr Bank / Doncaster DN4 5JS

TO LET

Fitted
Industrial
Warehouse
415,065 sq ft
(38,561 sq m)

Situation

V415 is strategically located on Balby Carr Bank within Firstpoint, a prominent business and distribution park situated at Junction 3 of the M18.

The site benefits from excellent connectivity, positioned just 3 miles north-east of the M18/A1(M) interchange, 12 miles north-east of Junction 32 of the M1, and only 10 miles from iPort Rail – one of the UK's largest inland ports.

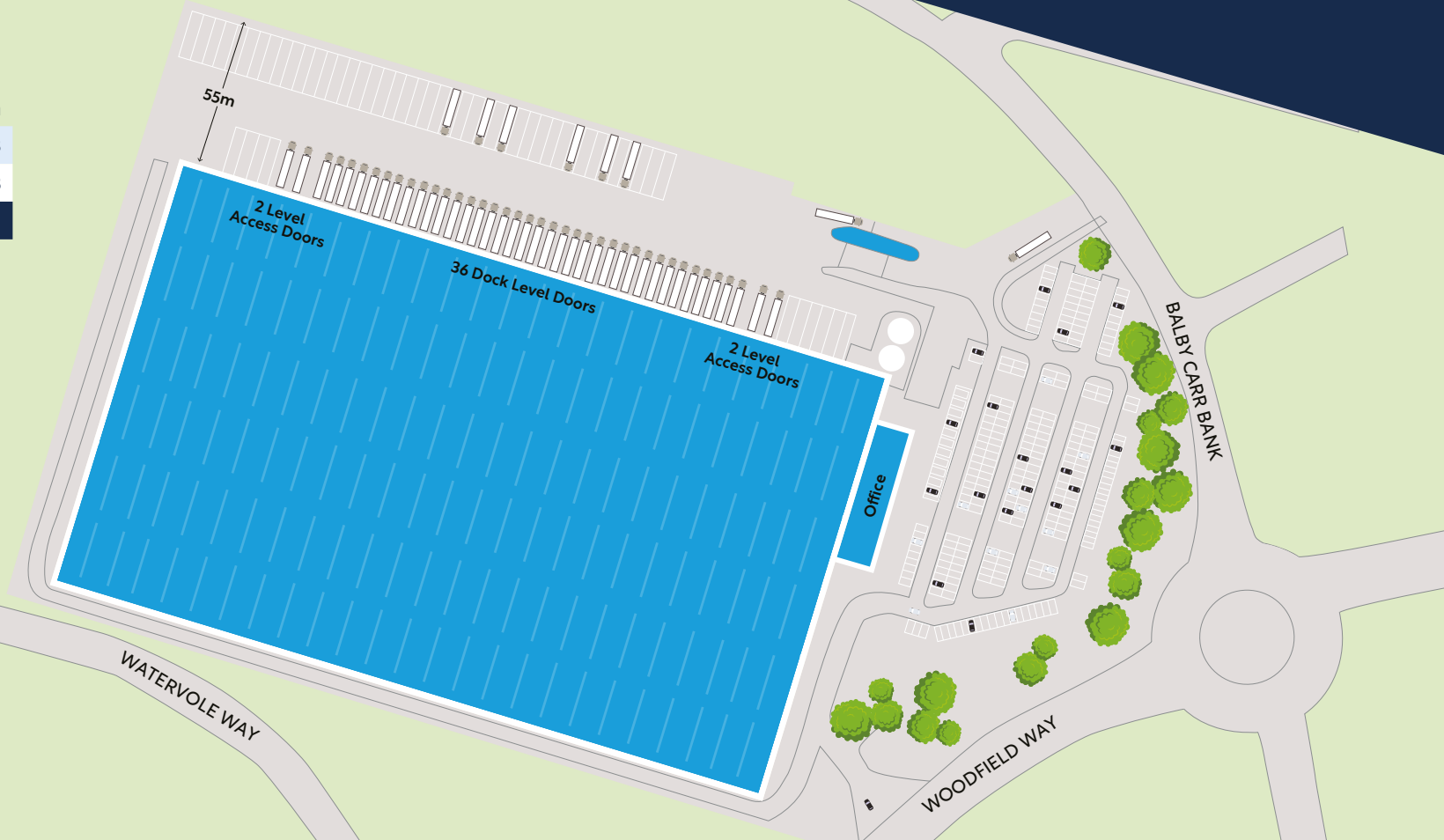
Firstpoint is a leading regional distribution hub, home to major occupiers such as B&Q, Wincanton, Tesco, and GXO. It also offers excellent local amenities within walking distance, including Morrisons, Holiday Inn, Starbucks, and Farmhouse Inns, providing convenience for both staff and visitors.



Accommodation

Schedule

	sq ft	sq m
Warehouse	399,858	37,148
Offices	15,207	1,413
Total	415,065	38,561



Specification

- 15m
EAVES
HEIGHT
- 55m
YARD DEPTH
- 36
DOCK LEVEL
LOADING DOORS
- 50kN
PER SQ M
FLOOR
LOADING
- 4
LEVEL ACCESS DOORS
- 1
MVA
- 250
CAR PARKING SPACES
- 19.7
ACRES
SITE AREA
- 60
HGV SPACES
- EPC RATING**
A
B
C
D
E
F
G
- FULL**
SPRINKLER SYSTEM
INSTALLED
- WAREHOUSE
LIGHTING

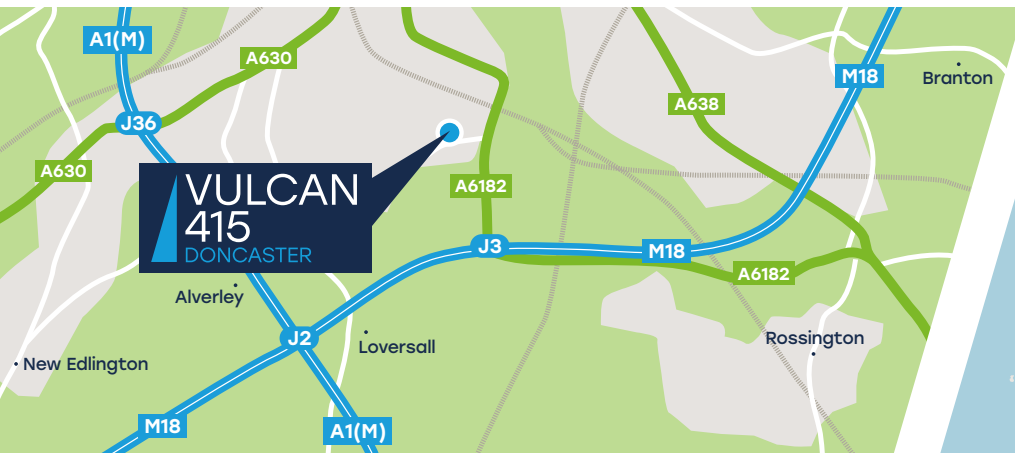


Location

What3words
///bottle.spicy.pilots

Doncaster is a core logistics hub with exceptional connectivity. It offers direct access to the M18 and A1(M), linking seamlessly to the M1 and M62.

The city also benefits from an East Coast Mainline station, a rail freight terminal, and the fast-growing Doncaster Sheffield Airport. The Humber Ports – Immingham, Hull, Goole, and Grimsby, are all easily accessible, reinforcing Doncaster's strategic position within the national logistics network.



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ROAD

A6182	0.3 mile
M18	1.1 miles
A18	2 miles
A1 (M)	3 miles
M1	12 miles
M62	18 miles

AIR

Doncaster Sheffield Airport	10 miles
Leeds Bradford Airport	45 miles
Manchester Airport	64 miles

RAIL

iPort Rail, Doncaster	1.5 miles
Daventry International Rail Freight	90 miles

PORTS

Port of Immingham	49 miles
Port of Hull	50 miles
Port of Grimsby	52 miles
Port of Liverpool	98 miles
Port of Felixstowe	185 miles

Industrial Warehouse 415,065 sq ft

Contact

**CARTER
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A COPLEY POINT COMPANY

block-industrial.com/vulcan415