

# Thorne PARK

JUNCTION 6 M18

IMMEDIATELY AVAILABLE



## FOR SALE/ TO LET

150,000 SQ FT PRIME NEW BUILD/  
REFURBISHED INDUSTRIAL /  
WAREHOUSE ACCOMMODATION

UNITS FROM 3,574 SQ. FT.  
UP TO 38,000 SQ. FT.

JUNCTION 6/M18



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# Thorne Park

## JUNCTION 6 M18

Sat Nav: DN8 5TX



## Travel Times & Location

Thorne Park is located immediately adjacent to Junction 6 of the M18 Motorway, around 8 miles to the north east of Doncaster. The town has become one of the Yorkshire region's main hubs for logistics uses with occupiers including Next, Ikea, ASDA, Amazon and B&Q. The main commercial centres in the region, Leeds and Sheffield, are 37 miles to the north west and 32 miles to the south west respectively.

## Motorway Network

Thorne Park is conveniently positioned adjacent to Junction 6 of the M18 Motorway, which links to the M62 Motorway at Junction 35 around 4 miles to the north east, the A1(M) via Junction 2 approximately 13 miles to the south west and the M1 at Junction 32 around 8 miles beyond. The site offers excellent access to the regional and national motorway network.

## Sea Ports & Airports

Robin Hood Airport Doncaster Sheffield is located approximately 9 miles to the south of Thorne Park offering a wide range of flights to European and North American destinations, as well as an increasing capability for air freight. The Humber Ports complex of Hull, Grimsby, Immingham and Goole is the largest in the UK as measured by total tonnage of freight handled. All of these ports are within a one hour drive of Thorne Park. Doncaster is a primary station on the East Coast Mainline, providing regular fast train services to London and Edinburgh. Doncaster Rail Port is also an established rail freight hub operated by Freightliner, providing intermodal facilities.



## Local Demographics

Thorne Park is strategically located close to the major centres of Doncaster, Sheffield and Scunthorpe. Within 30 minutes of Thorne Park there is a population of 982,221 which includes 586,015 of working age (c.60%). The population in this area is forecast to grow over the next 10 years to over 1.5 million.



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