

Chase Park

Redhouse Interchange
Junction 38 A1(M), Doncaster

Unique Leisure Opportunity

Chase Park

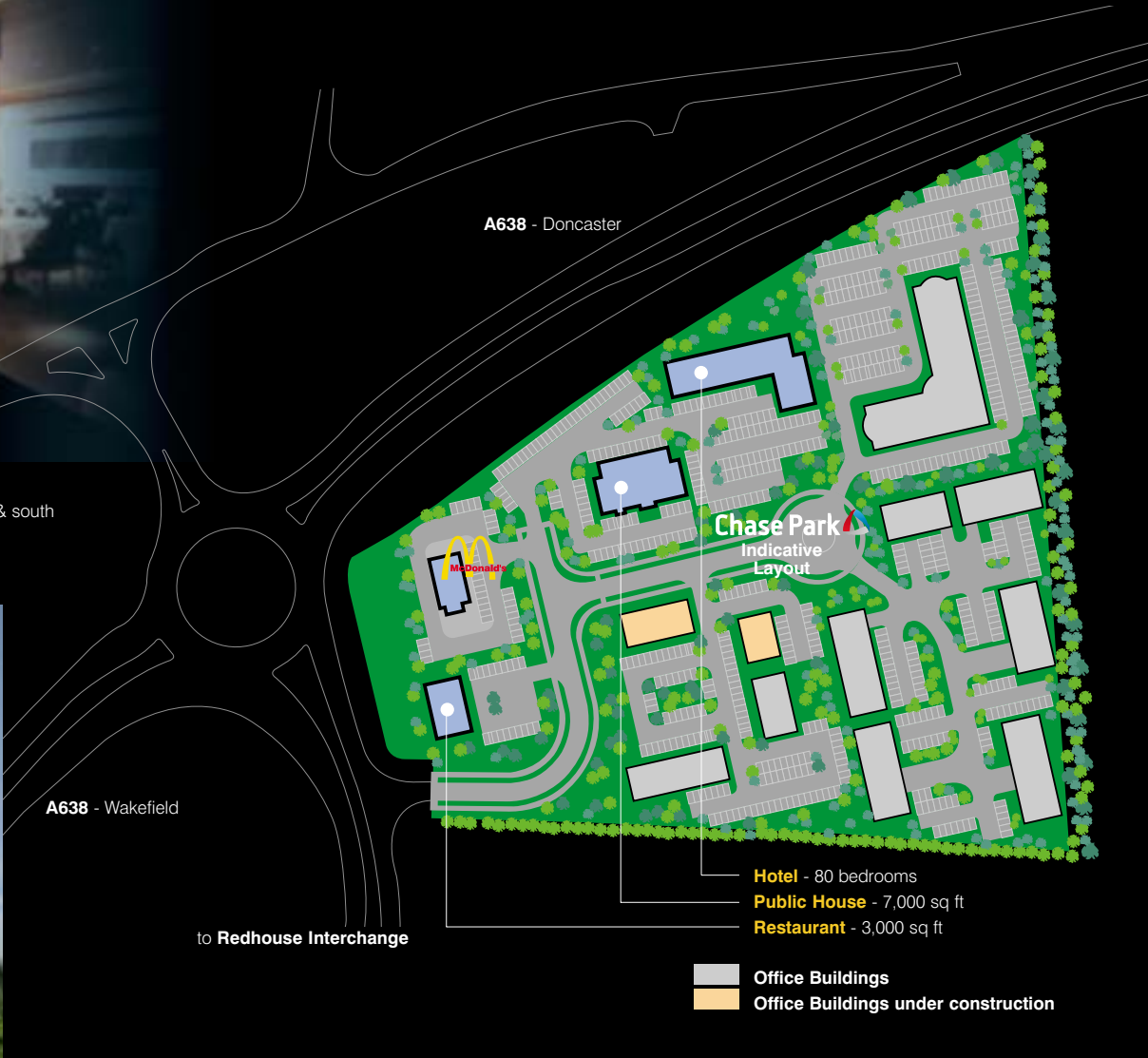
Redhouse Interchange Junction 38 A1M, Doncaster

Chase Park lies almost equidistant between the A1/M62 intersection to the North and the A1(M)/M18 intersection to the South.

The development is approximately 7 miles Northwest of Doncaster town centre and is accessed from the A638 Doncaster to Wakefield Road with immediate access to Junction 38 of the A1(M).

The scale of the existing development ensures that the scheme is a highly visible landmark from the adjacent road network. Redhouse Interchange consists of a 200 acre, 2 million sq ft distribution scheme which is now operational.





to Junction 38 A1 (M) - north & south

A638 - Doncaster

A638 - Wakefield

to Redhouse Interchange

Chase Park
Indicative
Layout

- Hotel - 80 bedrooms
- Public House - 7,000 sq ft
- Restaurant - 3,000 sq ft

Office Buildings
Office Buildings under construction

The Scheme

Chase Park is easily accessible off Junction 38 of the A1 (M), and the 14 acre office park is capable of accommodating individual units from 3,625 sq ft to 140,000 sq ft with additional support services, such as hospitality, food & beverage and leisure.

The construction of two speculative office buildings, of 4,635 sq ft and 6,950 sq ft respectively, is currently underway.

With McDonalds Restaurant trading successfully from this location, Chase Park can provide bespoke development opportunities on a flexible basis for:

- Hotel
- Public House
- Restaurant/Drive Thru'
- Childrens Day Nursery

Demand Generators

Redhouse Interchange

- Predicted to provide in the region of 5,000 jobs once completed.
- Approximately 1 million sq ft of accommodation has already been constructed for B&Q, DFS and NuTool.
- The B&Q building will include a national training facility.
- DFS have added a further 30,000 sq ft of accommodation, which will comprise their UK Headquarters and national training centre.

A1 (M) Junction 38 - approximately 45,000 vehicles pass the Chase Park/Redhouse Interchange motorway junction daily

Finningley International Airport The A1 (M) provides direct access to Junction 3 of the M18 - the proposed access point for the new International Airport Terminal. It is scheduled to be fully operational for international and domestic flights in Spring 2005

Dale Park, North Elmsall Next, Netto and Superdrug

Trax Park Doncaster Factory Outlet/Channel Tunnel Rail Freight Terminal

West Moor Park, Thorne IKEA, Next and Fellowes

Doncaster Racecourse Renowned for its Royal St.Leger festival, which attracts some 25,000 people, with the racecourse holding 28 meetings a year.

Brodsworth Hall An English Heritage owned Victorian Country House, attracting over 50,000 annual visitors.

Earth Centre A 400 acre ecology visitor attraction attracting approximately 75,000 annual visitors.

Demographics

Over 230,000 people live within 10km of Chase Park.

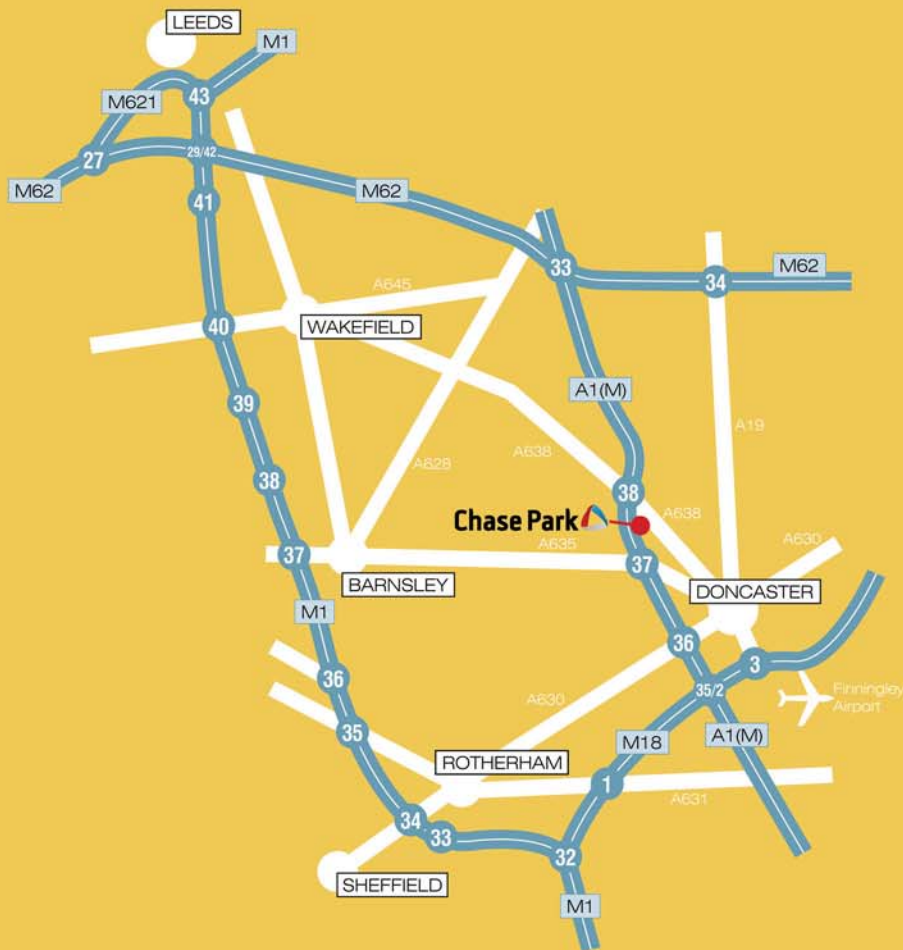
Drive time statistics indicate the following catchment populations:-

10 minute	792,333
Leeds	30 mins
Sheffield	30 mins
Finningley International	10 mins

Tenure

Available Freehold or Leasehold.
Land Sale / Turnkey.





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