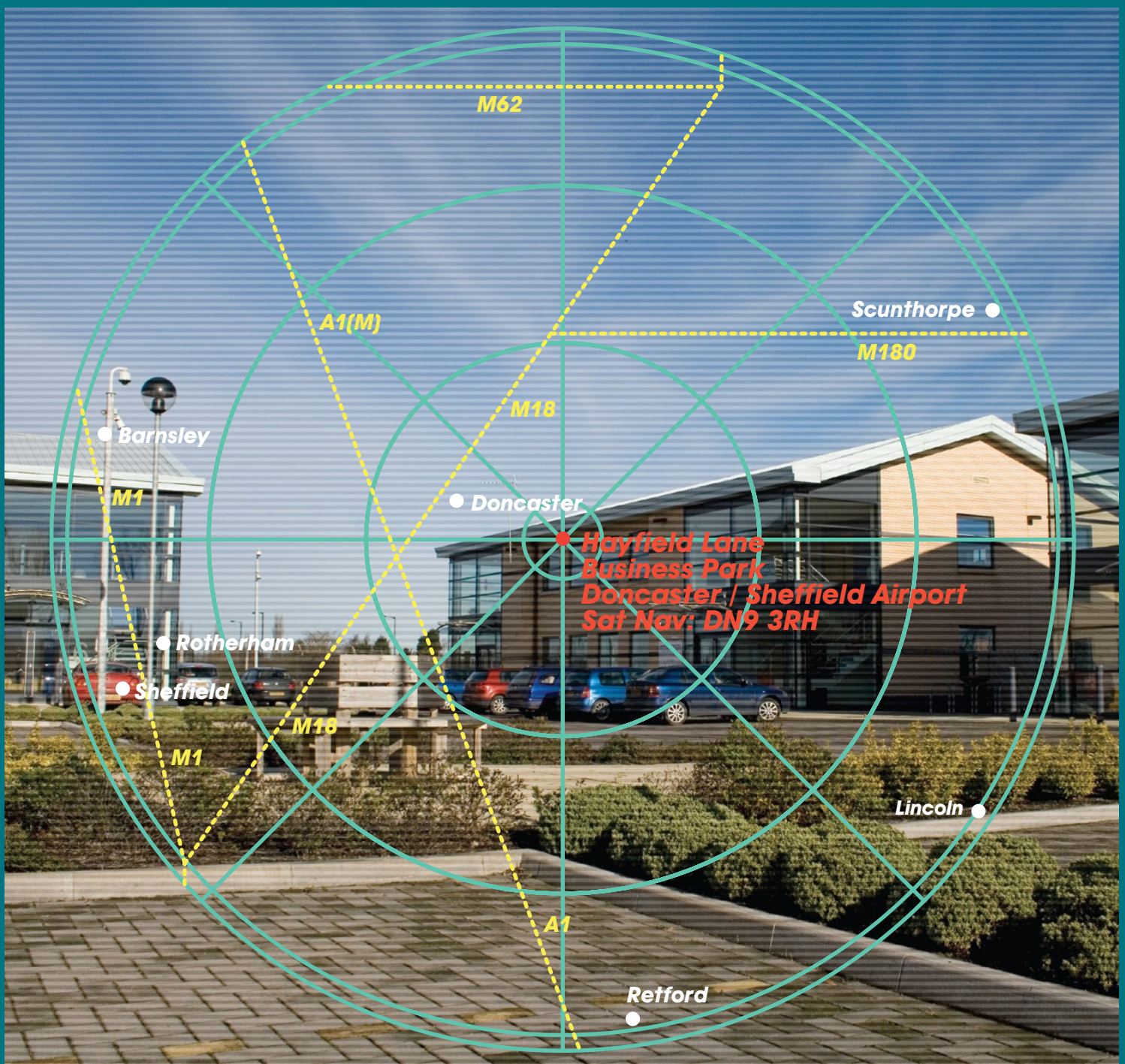


## ➤ Direct Connections

✈ Hayfield Lane Business Park  
Doncaster / Sheffield Airport

➤ For Sale or To Let  
From 1,355 Sq Ft – 5,225 Sq Ft  
(126 Sq M – 485 Sq M)



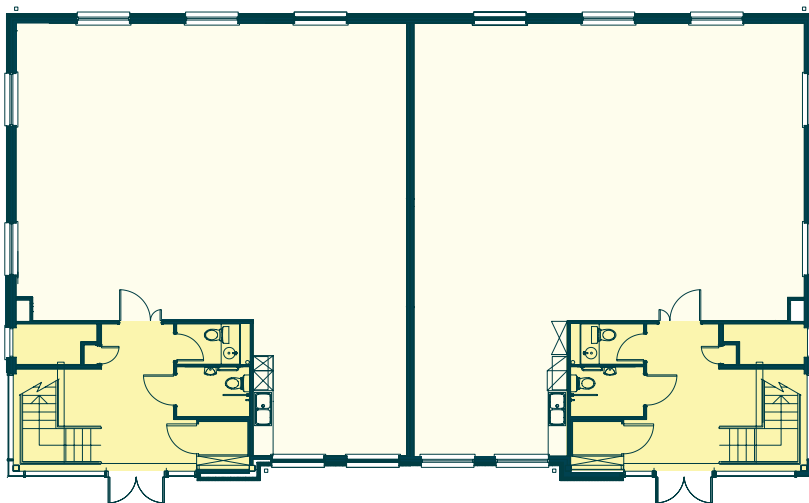
## ➤ The Business Park

Hayfield Lane Business Park is a development of eleven two storey new office buildings, which are finished to grade 'A' specification.



➤ Each building has the capacity of being split on a floor by floor basis and are available either to let or to purchase on a 999 year long leasehold.

Typical floor with split



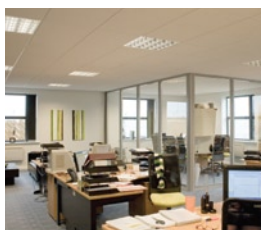
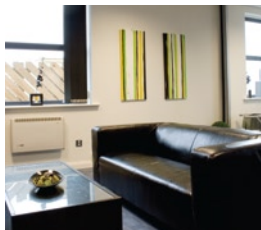
## ➤ Specification

1. Designated Car Parking.
2. State of the art security system which includes remote monitored CCTV systems, 24 hours 7 days a week with voice and camera monitoring.
3. Your own front door providing a light and airy contemporary entrance.
4. Fully raised access floors.
5. Suspended ceilings with recessed lighting.
6. Kitchen which includes dishwasher and fridge on each floor.

## ➤ Schedule of Areas

Available floor by floor from 1,355 Sq Ft.

Building	Floor (if Split)	Sq Ft	Sq M	Parking
One		5,200	483	15
Two		Sold	-	-
Three		Sold	-	-
Four	Ground	Let	-	-
Four	First	2,090	194	6
Five		4,240	394	12
Six		5,225	485	15
Seven		Sold	-	-
Eight	Ground	1,355	126	4
Eight	First	Sold	-	-
Nine		2,695	250	8
Ten		2,695	250	8
Eleven		5,200	483	15



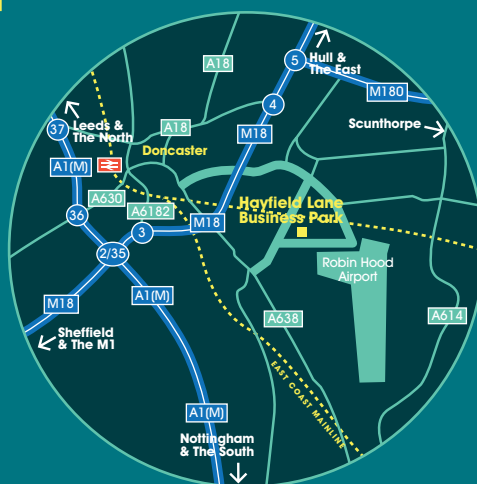
## ➤ Travel Times

	Car	Fly
Bawtry	10 mins	
Doncaster Centre	15 mins	
A1	15 mins	
M18	17 mins	
M62	23 mins	
Sheffield	44 mins	
Leeds	56 mins	
Hull	58 mins	
Belfast		60 mins
Amsterdam		135 mins
Prague		185 mins

## ➤ Amenities

1. Robin Hood Airport Terminal building which includes Bar 08, Costa Coffee, WH Smith, restaurants and conference facilities. The airports success has recently seen the popular low cost carrier Easy Jet commit to serving several new destinations in the forthcoming season.
2. Hourly shuttle services to Doncaster Centre.
3. Ramada Encore 100 bed hotel.
4. JD Wetherspoons located within a 5 minute walk of the development.

## ➤ Connections



## ➤ Contacts

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