

TO LET

# BRAND NEW RETAIL / LEISURE UNITS

5,009 - 24,293 SQ FT  
(465 - 2,257 sq m)

the  
**village**

AT WATERDALE

DONCASTER

The Village at Waterdale, located in the heart of Doncaster, connects the traditional retail centre with the Civic and Cultural Quarter including the soon to be built 6 screen cinema, 157,000 civic offices and the state of the art CAST performance venue.



# DEMOGRAPHICS

**5 minute walk**  
from  
**Doncaster Railway**  
and **Bus Station**

Doncaster ranked 54th retail  
centre in the UK in terms of  
spend on retail goods with a  
**total retail spend**  
of **c.£350m**

## Excellent Road Links

Primary catchment population of **121,000**  
Secondary of **648,000**  
and tertiary of **2,488,000**

Council Headquarters on adjacent  
site with **1,600 staff**

**c.300** **P**  
spaces on-site  
with a further **850**  
in the adjacent  
multi-storey car park

the  
**village**

AT WATERDALE

DONCASTER



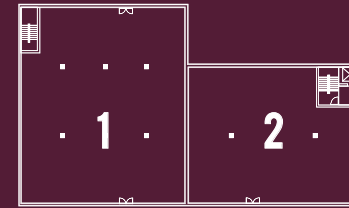
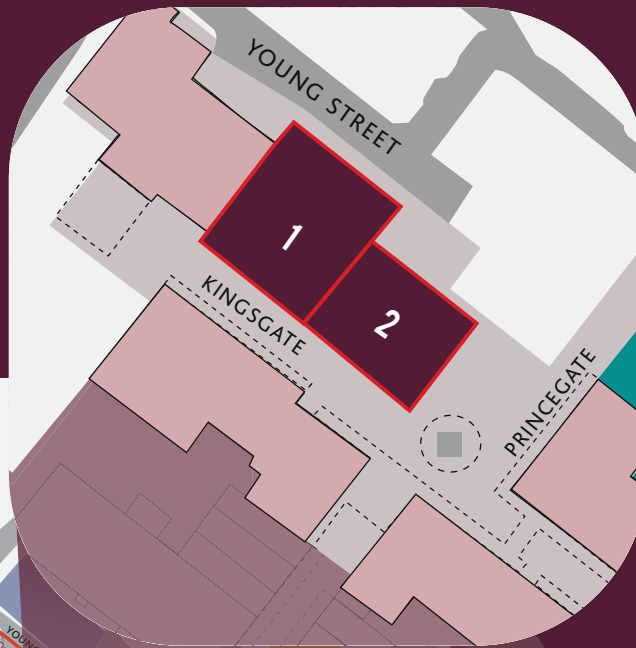
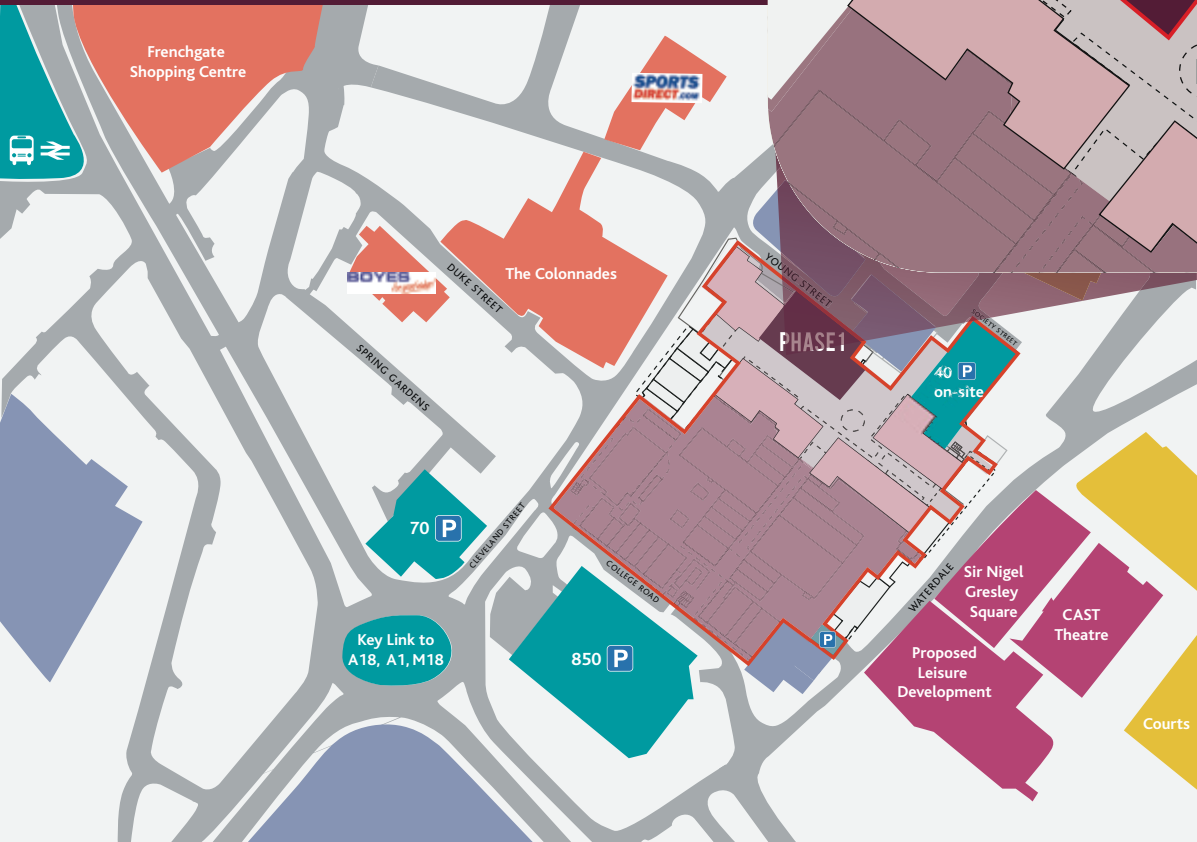
**37** **Residential Units**  
Immediately on-site providing  
instant footfall with a further  
**100** residential units directly adjacent

# the village

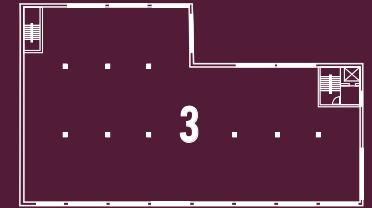
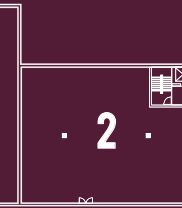
AT WATERDALE

DONCASTER

ST.MODWEN



GROUND FLOOR



FIRST FLOOR

## ACCOMMODATION

The premises will have the following approximate net internal floor areas:

Unit	Floor	sq ft	sq m
1	Ground Floor	7,281	676
2	Ground Floor	5,009	465
3	First Floor	12,003	1,115
<b>TOTAL</b>		<b>24,293</b>	<b>2,256</b>

The subject units indicated on the plan are part of the major redevelopment of Phase 1. The majority of the centre around Queensgate will be transformed through the next phase.

CAN BE COMBINED

CAN BE SPLIT

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