

2 UNITS
REMAINING

DONCASTER

CIVIC & CULTURAL

QUARTER

FULLY BUILT & READY FOR
TENANTS TO FIT OUT

DONCASTER HAS NOW BEEN AWARDED
A CITY STATUS WITH A BOROUGH WIDE
CONURBATION OF 310,000.

RESTAURANT, BAR AND
LEISURE OPPORTUNITIES

8 GOOD REASONS TO OPEN A
RESTAURANT OR BAR AT CCQ:

- A major new 5 storey, 160,000 sq ft Grade A Civic Office accommodating circa 2,600 staff, built and occupied.
- Cast – 820 seat state of the art theatre. Open 7 days a week. On average CAST welcomes over 100,000 visitors per annum. (www.castindoncaster.com)
- 6 screen cinema operated by Savoy adjacent to the restaurant units and Cast Theatre on Sir Nigel Gresley Square. Attracting 170,000 per annum.
- Major events in the square throughout the year - the square can accommodate up to 12,000 at any one given time.
- Civic Quarter Multi-Storey Car Park providing over 800 ESPA & Park Mark accredited spaces.
- Art gallery, museum and library has all been consolidated with new building adjacent to civic offices. attracting 170,000 visitors annually.
- New “University Technical College” with 700 14-19 year olds, open now.
- The Gables – 100 contemporary family homes have been constructed within the CCQ regeneration area, a short walk from the proposed leisure development.

EXTERNAL AREAS

CCQ offers extensive external seating areas which extend 9 metres[†] out from the front of the units. Tenants will be able to modify these areas to create exciting and attractive external venues in a time where outside seating is more important than ever. Subject to appropriate consents.

[†]Up to 9 metre external areas



6 SCREEN
SAVOY CINEMA
OPEN &
TRADING

EXTENSIVE 9 METRE DEEP EXTERNAL SEATING AREA[†]

THE OPPORTUNITY

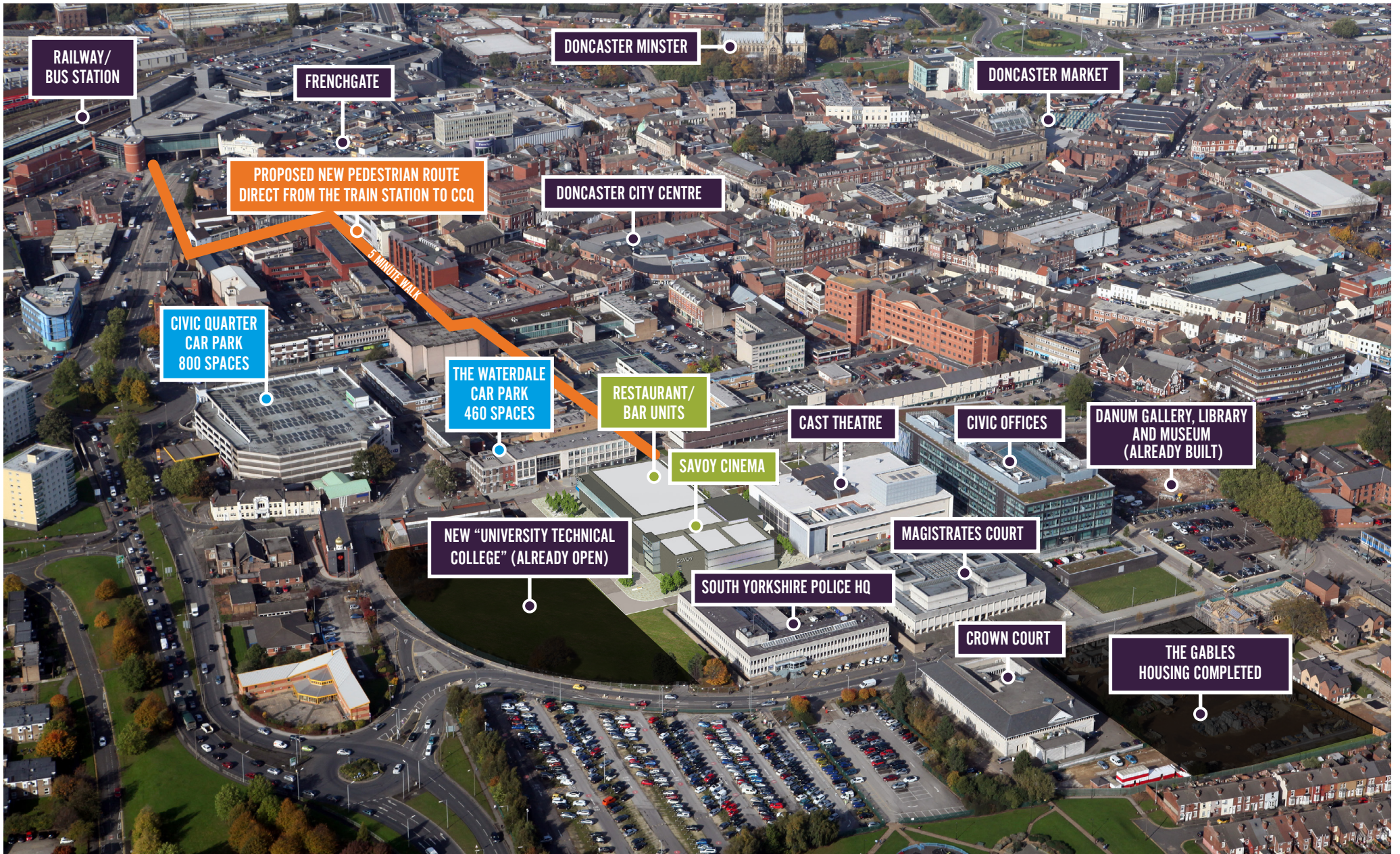
THE LEISURE SCHEME COMPRISES 5 HIGHLY PROMINENT RESTAURANT/BAR UNITS EXTENDING TO A TOTAL OF 17,000 SQ FT (GIA). THE UNITS ARE HIGHLY FLEXIBLE AND ARE ABLE TO ACCOMMODATE OCCUPIER REQUIREMENTS FROM 2,000 SQ FT UPWARDS.



ALL UNITS HAVE BEEN DESIGNED TO MAXIMISE THE FOOTFALL GENERATED BY THE SAVOY CINEMA, CAST THEATRE AND OTHER ADJACENT CIVIC USES AND FEATURES EXTENSIVE DEDICATED OUTSIDE SEATING AREAS.

THE CIVIC AND CULTURAL QUARTER IS A VIBRANT NEW DEVELOPMENT WITHIN DONCASTER CITY CENTRE. WITH OVER 250,000 SQ FT OF COMMERCIAL AND LEISURE BUILDINGS ALREADY DELIVERED CENTRED ON A BRAND NEW PUBLIC SQUARE, 100 HOMES BUILT AND A FURTHER 750,000 SQ FT TO BE DELIVERED IN FUTURE PHASES, THE CCQ IS A MAJOR NEW DESTINATION TO WORK, LIVE AND SPEND LEISURE TIME IN DONCASTER.



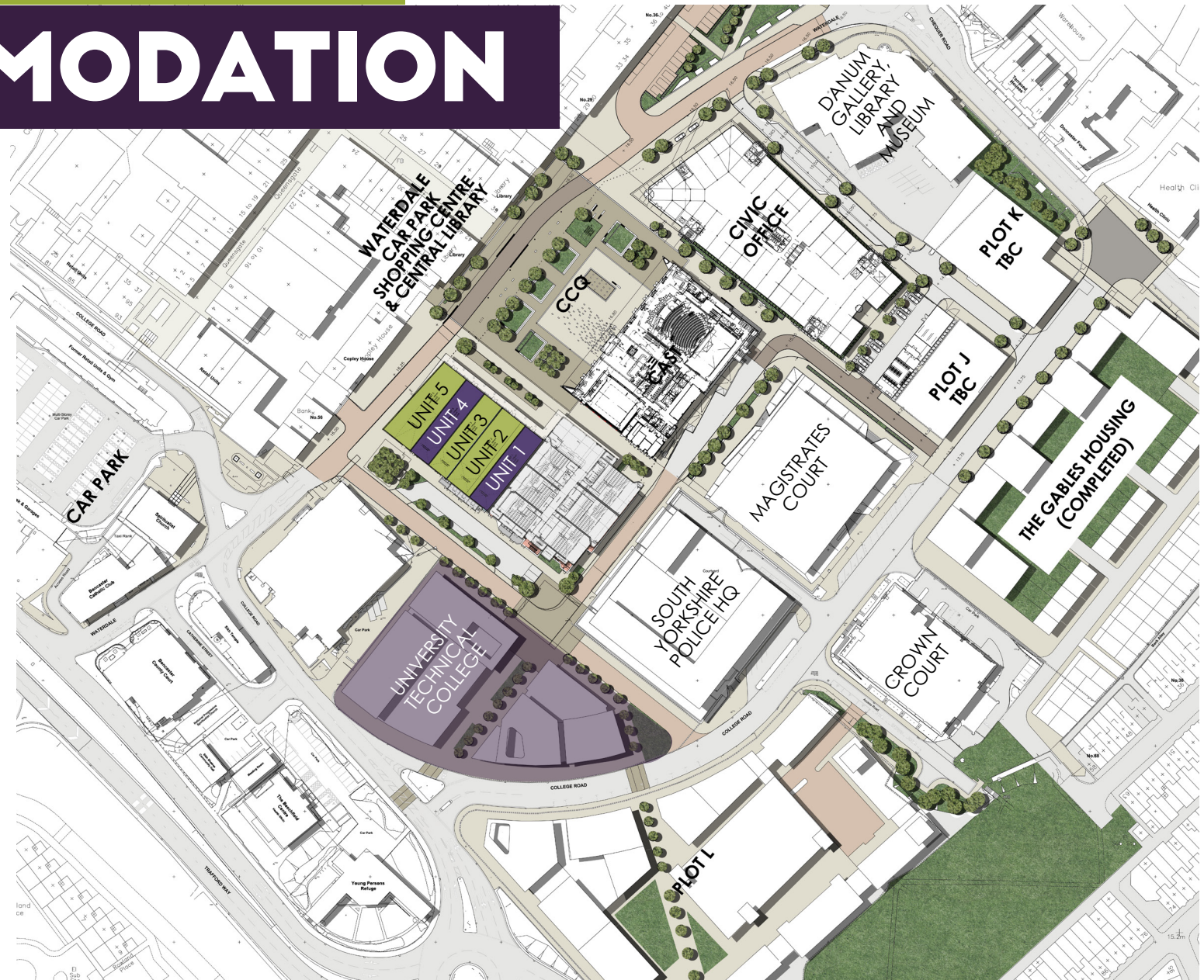
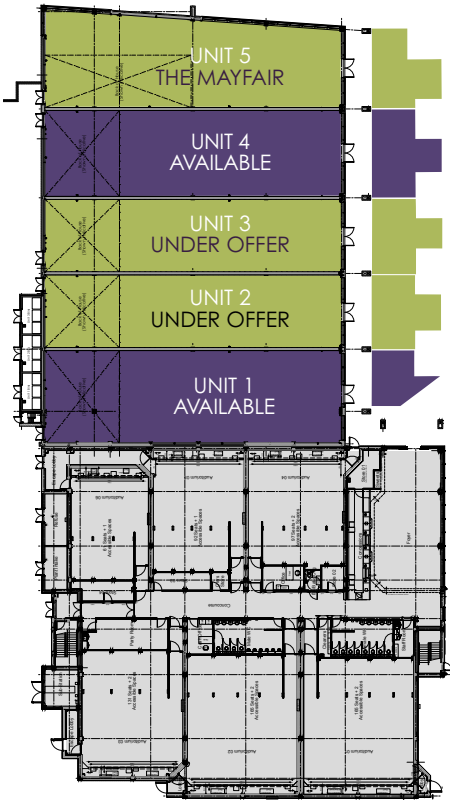


DONCASTER CIVIC & CULTURAL QUARTER

ACCOMMODATION

GROUND FLOOR

UNIT 1	357 SQM / 3,843 SQFT
UNIT 2	281 SQM / 3,025 SQFT
UNIT 3	281 SQM / 3,025 SQFT
UNIT 4	326 SQM / 3,509 SQFT
UNIT 5	336 SQM / 3,617 SQFT



THE LOCATION



THE CIVIC AND CULTURAL QUARTER IS LOCATED WITHIN DONCASTER CITY CENTRE

- 5 minutes walk from Doncaster main shopping centre and railway station.
- Excellent links with the A630.
- MSCP 1 minute walk from the CCQ.



- 1 THE SITE
- 2 CAST THEATRE
- 3 DONCASTER CIVIC OFFICES
- 4 LAW COURTS
- 5 MULTI STOREY CAR PARK 800 SPACES
- 6 FRENCHGATE SHOPPING CENTRE
- 7 DANUM GALLERY, LIBRARY AND MUSUEM
- 8 UNIVERSITY TECHNICAL COLLEGE

FURTHER

INFORMATION



The leisure units are available for occupation on a standard occupational lease. Rent available upon application.

For further information, please contact:



Richard Shuttleworth
07747 008 458
rs@pudneyshuttleworth.co.uk

Will Hepplewhite
07846 006 790
wh@pudneyshuttleworth.co.uk

A development by:



City of
Doncaster
Council

MISREPRESENTATION ACT: Pudney Shuttleworth for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Pudney Shuttleworth has any authority to make any representation of warranty whatsoever in relation to this property. Design and Production DS.EMOTION April 2024. (3996)