



Three Newly Constructed Detached Warehouse / Industrial Units

43,535 - 65,389 Sq Ft

Total Park, Water Vole Way, Doncaster,
South Yorkshire, DN4 5JP

- Available Q4 2024
- Superb access to the M18 Motorway & Doncaster Town Centre
- Eaves height of 10 metres
- Ground and dock level loading doors
- Large secure yard and loading areas

Location

The development is located off Balby Carr Bank and Watervole Way to the south of Doncaster City Centre and is situated just a mile and a half from Junction 3 of the M18 motorway. This location offers excellent transport links to Leeds, Sheffield and Manchester in the North and to Nottingham, Birmingham and London in the South.

Description

The first phase will provide 3 high specification detached warehouse / industrial units that will be available for occupation in Q4 2024.

Accommodation

Unit 2	Sq m	Sq ft
Ground Floor Warehouse	5,568.02	59,934
First Floor Office	580.8	5,455
Total	6,074.83	65,389

Unit 4		
Ground Floor Warehouse	4,599.03	49,504
First Floor Office	464.50	5,000
Total	5,063.53	54,503

Unit 5		
Ground Floor Warehouse	3,675.17	39,559
First Floor Office	368.46	3,966
Total	4,043.62	43,525



Terms

The units are offered by way of new full repairing and insuring leases for a term to be agreed.

The units are also available on a freehold basis.

Rents / prices are available on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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