

Industrial

UNITS 2 & 3 | WHEATLEY HALL ROAD

Spinners Road, Doncaster, DN2 4LT



UNITS 2 & 3 | 93,934 SQ FT

Industrial Unit

The accommodation forms part of Parkside Business Park, a 27 acre business park located off Wheatley Hall Road (A630), one of the main arterial routes through Doncaster. The premises are ideally located to benefit from easy access into Doncaster Town Centre (3 minutes), the M18 (11 minutes) and the A1(M) (15 minutes). Doncaster Sheffield Airport is located some 8 miles away. The surrounding area is an established commercial location, with occupiers including Mawdsleys, Bosch and DB Schenker, all located close by.

Lease Type	New
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✔ Unit Summary

- 3 Phase Power
- Double Glazed Windows and Doors
- LED Lighting
- Premier Industrial Location
- Car Parking
- WC facilities

£ Occupational Costs

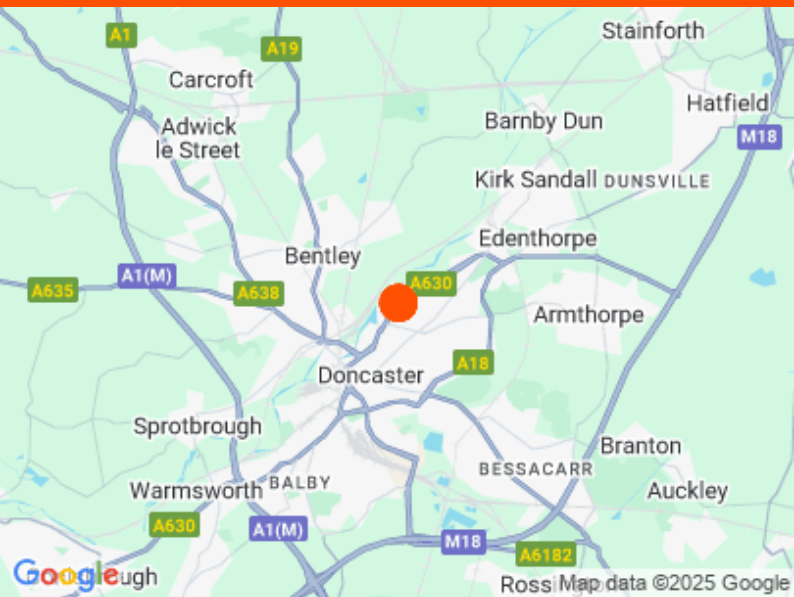
	Per Annum	Per Sq Ft
Rent	£474,100.00	£5.05
Rates	£112,110.00	£1.19
Maintenance Charge	£37,573.60	£0.40
Insurance	£18,786.80	£0.20
Total Cost	£642,570.40	£6.84

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

These warehouse units are ideally located on Wheatley Hall Road between Doncaster centre and the M18 Motorway

-  Road
M18: 3 miles A1(M): 4 miles
-  Airport
Doncaster Sheffield: 13 miles
-  Rail
Doncaster Central: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (62)


Key Contact



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"Dan is the Head of Logistics for Northern Assets."

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