

**Industrial, Industrial (Multi  
Let Scheme), Industrial /  
Storage, Warehouse To Let**  
£27,000 per annum  
5,436 sq ft

**Victoria Mill Business Park,  
Wharf Rd, Doncaster, DN1  
2ST**

Former Mill - First floor  
warehousing/ studio/ storage  
space available

- Established Industrial area
- Large car park (50+ vehicle capacity)
- Ample circulation space
- Good tenant mix
- Central location



## Victoria Mill Business Park, Wharf Rd, Doncaster, DN1 2ST

### Summary

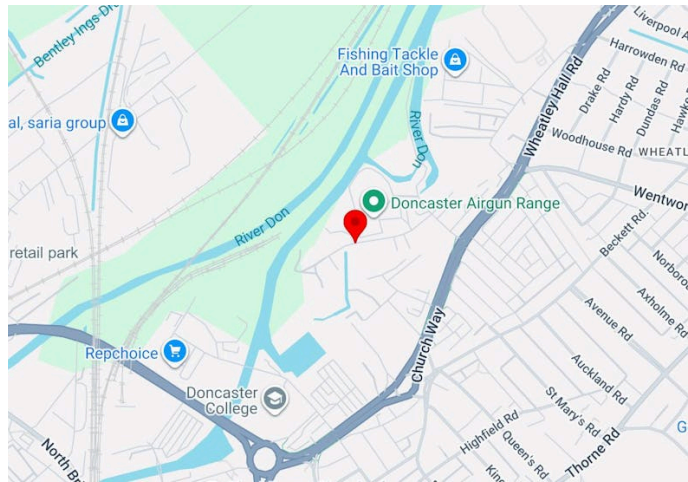
- Rent: £27,000 per annum
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Terms: 5 years

### Further information

- [View details on our website](#)

### Contact & Viewings

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### Description

Victoria Mill Industrial Estate is prominently situated off Wheatley Hall Road (A630). The estate occupies the site of a historic former textile mill, now converted and complemented by a range of modern industrial and warehouse units. The estate forms part of one of Doncaster's principal industrial and trade corridors, surrounded by established business occupiers and commercial premises.

First floor space is now available for immediate occupation following a full refurbishment through. The unit provides open plan storage/ warehousing space with ancillary offices toward the entrance with self contained W/C facilities and a newly fitted kitchenette within the main floor area.

### Location

Direct access to Wheatley Hall Road (A630), a major arterial route serving Doncaster's commercial areas approximately 4 miles from M18 Motorway Junction 4 with quick links to the wider motorway network A1(M) Motorway, M62 and M180.

### Terms

All lease terms to be discussed on application.

### EPC

EPC rating D



### Rates

Current Rateable Value as of April 2026 - £10,750 there for eligible for small business rate relief

### Legal Fees

Each party to bear their own costs

### Services

All services are assumed to be in situ however interested parties must make their own enquiries into service availability

### VAT

VAT is not applicable

### Viewings

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