

TO LET.

Modern Industrial/Warehouse Premises – Available Q1 2025.



Unit E, Indurent Park, Wheatley Hall Road, Doncaster, DN2 4LT.

Modern Unit with fitted office accommodation - 38,064 sq ft (3,536 sq m).

Location.

Indurent Park Doncaster is ideally located off Wheatley Hall Road, one of the main arterial routes through Doncaster.

The premises are located to benefit from easy access into Doncaster Town Centre (3mins), the M18 (11mins) and the A1(M) (15mins).

The surrounding area is an established commercial location and occupiers include Mawdsleys, DB Schenker, Bosch and Fitout Uk.

Description.

Unit E is a modern industrial/warehouse building of steel portal frame construction with a secure yard and dedicated loading.

The premises were constructed approx. 2019 and provide the following specification:-

- 8m eaves
- 2 ground level loading access doors
- 1 dock level loading door.
- 35m yard
- 33 marked car parking spaces
- Ground and first floor office accommodation
- Canteen and WCs
- Lighting to the warehouse
- Connections to all mains services

Subject to Contract.



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Warehouse	2,750.44	29,686
Ground Floor Office	392.89	4,229
First Floor Office	392.89	4,229
Total	3,536	38,064

Terms.

The accommodation is available to let by way of a new lease on terms to be agreed.

Rent.

The quoting rent is £8.25 psf pax.

Rateable Value.

The property has a Rateable Value of £232,000. Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of A(23).

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Contact.



For further information, or to arrange a viewing, please contact the Joint sole agents Knight Frank:.

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Particulars dated 26 September 2024. Photographs dated September 2024.

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