

TO LET.



Modern industrial / trade estate in prominent position along Wheatley Hall Road.



Occupiers include:



arco



Unit 9 Wheatley Trade & Business Park, Doncaster, DN2 4BH.

Prominent industrial / trade counter unit extending to 2,244 sq. ft – To Be Refurbished - Available from July 2023.

Location.

The premises form part of the established Wheatley Hall Trade & Business Park, which is well-located on Merchant Way just off Wheatley Hall Road (A630). Wheatley Hall Road is the main thoroughfare linking to Junction 4 of the M18 approximately 3 miles to the East and to Doncaster City Centre approximately 2.9 miles to the South West. Junction 3 of the M18 is also located approximately 6.2 miles to the South. Wheatley Hall Road is a well-established location with approximately 23,000 vehicle movements per day*.

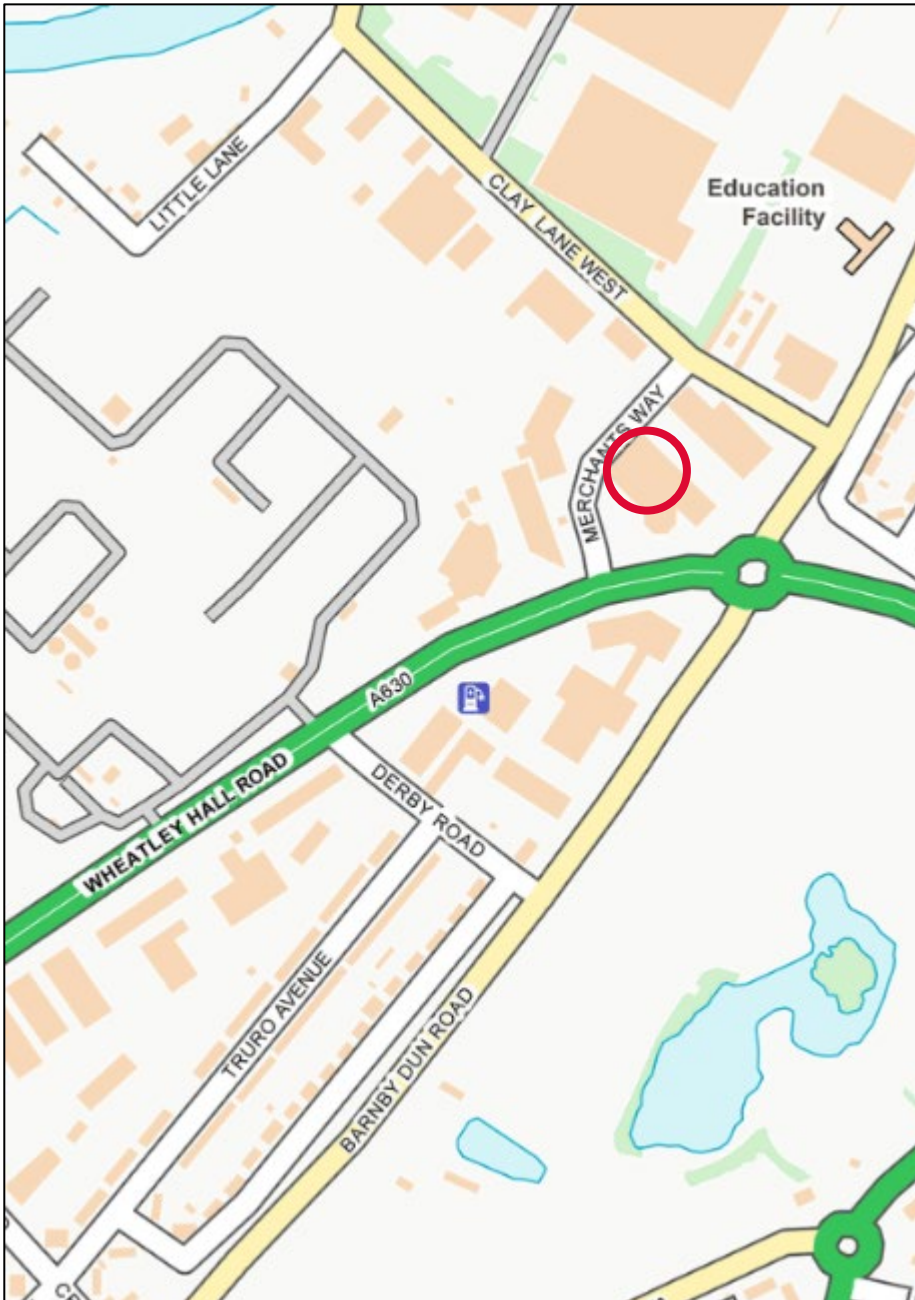
The estate comprises various notable trade occupiers such as Screwfix, Toolstation and Plumco. Wheatley Hall Road is a prominent commercial location with excellent connectivity which is also home to various retail occupiers including M&S, Next and Dunelm.

Description.

The available premises comprise of a mid-terrace industrial / trade counter unit of steel portal frame construction with part block and clad elevations set beneath a pitched roof. The unit forms part of a wider estate which is arranged in two terraces with shared yard and car parking areas.

The unit is due to be refurbished and will be finished to a specification to include:

- 6.1m eaves
- Electric roller shutter door
- Double glazed personnel door
- Lighting to the warehouse
- W/C and kitchenette facilities
- Connections to all mains services
- Shared yard and car parking areas



Accommodation.

We understand that the units comprise of the following Gross Internal Floor Areas (GIA):-

Description	Sq M	Sq Ft
Unit 9	208.47	2,244
Total	208.47	2,244

Quoting Rent.

£24,684 per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

The Rateable Value of Unit 9 is understood to be £17,750 as of April 2023.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

A full EPC certificate for the unit will be provided following the refurbishment.

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.

Legal 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 agents Knight Frank or CBRE:.

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Particulars dated May 2023. Photographs dated May 2023.

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