

TO LET



Indicative photo of the proposed scheme

**BUILDERS MERCHANT / TRADE UNITS,
WHEATLEY HALL ROAD, DONCASTER
DN1 2TE**

- Builders Merchant / Trade Counter
- To be Refurbed – Pre Lets Available
- From 4,500 to 9,500 Sq Ft
- Large Yard – 1.1 Acres
- Over 25,000 Vehicle Movements Per Day

TO LET – REFURBISHED TRADE COUNTER / INDUSTRIAL UNITS FROM Q4 2024

Property Summary

Established builders merchants site undergoing a scheme of modernisation to provide refurbished units from 4,500 to 9,500 sq ft with large yard areas

- Prominent location on Wheatley Hall Road, with over 25,000 vehicle movements passing the site daily
- Suit a range of industrial / trade counter / build trade uses
- May suit alternative roadside / drive thru uses
- Secure site with large concrete yard areas
- Ideal for builders merchant/trade use
- Doncaster City Centre within 1 miles
- Easy access to A1 & M18 motorway network
- Established location on Wheatley Hall Road close to other trade & retail uses
- Pre lets available with works set to complete Q4 2024
- Rent on application.

Contact

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Location

The site is situated on Wheatley Hall Road (A630), one of the main arterial routes to Doncaster town centre. Junction 4 of the M18 motorway is c.4 miles to the east, and J3 is while the A1 (M) is accessed via the A630/A635 to Junction 37 and Junction 38 to the west.

The Wheatley Hall Road area of Doncaster is the foremost commercial area with a mix of prime warehousing, retail parks, car dealerships, trade parks and industrial estates. The property is close to Arnold Clarke, Tescos, Rexell, AST, National Tyres, Audi, Brewers, YESS, Dulux, Screwfix, M&S, Toyota.

Doncaster City is situated at the heart of the motorway network, allowing for easy access to and from the M18, M1, A1(M), M62 and the M180

Description

The property benefits from the following features:

- Eaves height of 6m
- Two loading doors
- W/C & kitchenettes

To undergo a full refurbishment inside and out.

It will suit various industrial, build trade and trade counter uses.

Accommodation

Units from 4,500 to 9,500 sq ft available as two units or one unit.

Large yard areas can also be made available.

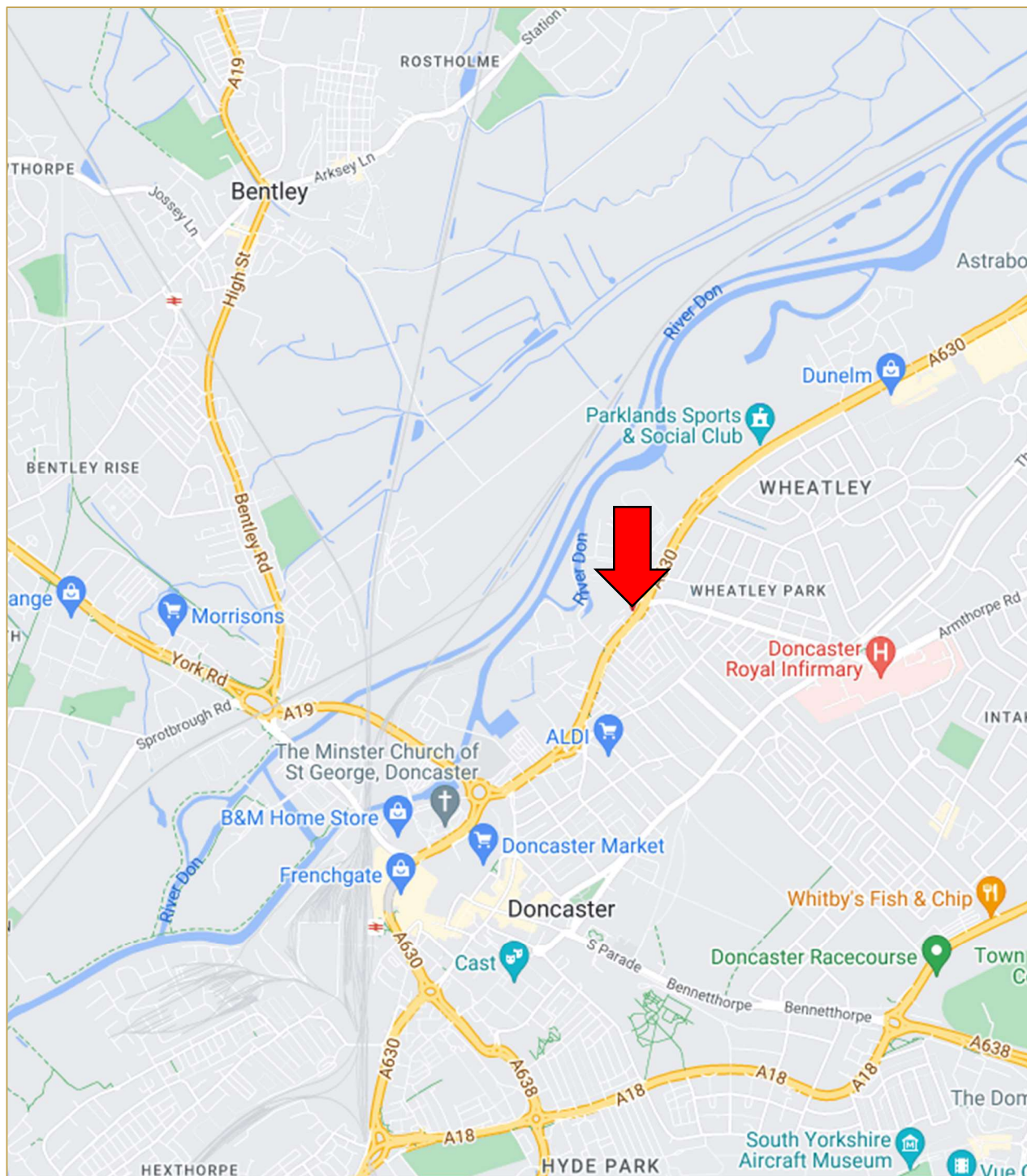
Terms

The space is offered by way of new lease terms to be agreed.

Quoting rent available upon application. Please contact the agent. Pre lets are available.

Business Rates

Further information available upon request.



BUILDERS MERCHANTS / TRADE COUNTER, WHEATLEY HALL ROAD, DONCASTER

EPC

C (64)

Services

Mains services and a 3-phase power supply are connected.

Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

VAT

VAT is payable on the rent.

Viewings

By appointment with the Sole Agent.

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