

# TO LET



**OPEN STORAGE LAND, WROOT ROAD,  
FINNINGLEY, DONCASTER DN9 3DU**

- Open Storage / Industrial Land
- Site Area: 1.05 Acres
- Former Readymix Site
- Serviced Site
- Concrete Surfaced & Secure

## Location

The property is approximately 8 miles east of Doncaster in South Yorkshire. The site has good motorway connectivity with J3 of the M180 7.5 miles to the east and J34 of the A1(M) 8.5 miles to the south. Doncaster Sheffield Airport is approximately 3.5 miles to the south west.

The plot is located to the front of the Wroot Road Quarry site

## Description

Former ready mix site, cleared, level and concrete surfaced suitable for a range of open storage, industrial uses.

The site is fully serviced, with power and water connected.

## Accommodation

1.05 acres

## Terms

The property is available to lease on FRI terms to be agreed however a term of 5 years is preferred.

## Rent

The asking rent is £50,000 per annum exclusive

## Business Rates

£30,500 from April 2023. Please note this is not the rates payable.

## EPC

N/A

## Services

Mains water & 3-phase power supply are connected.

## VAT

Rent is quoted exclusive but may be subject to VAT.

## Anti Money Laundering

The purchaser must comply with AML regulations.

## Viewings

By appointment with the sole agent.

## Contact

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