

HIGH QUALITY MODERN WAREHOUSE & YARD

UNIT B WATER VOLE WAY •
FIRST POINT BUSINESS PARK • DONCASTER
• DN4 5JP



TO LET.



- 1,672.20 Sq M (18,000 Sq Ft)
- New Build Premises of High Quality
- 7.5m Clear Eaves Height

- Prime Location
- 1.5 Miles to J3 M18 & A1 (M)
- Next to Starbucks & Morrisons Supermarket



FLINT
REAL ESTATE



DESCRIPTION

Modern high quality industrial / warehouse premises in an excellent location close to J3 of the M18 and J35 of the A1 (M)

- Prime roadside position close to Starbucks Drive Thru, Amazon Warehouse and Morrisons Supermarket
- Two electric ground level loading doors
- W/C, office and kitchenette facilities
- LED lighting
- 3 phase power supply
- Clear eaves height of 7.5m
- 24-hour access
- Concrete yard area
- Ample car parking
- 25m wagon turning circle
- Cycle & refuse storage areas
- Secure fenced and gated site
- A rated EPC – highly efficient building



LOCATION

Located on the established Woodfield Way at Balby Carr Bank, which is well located to take advantage of the regions motorway Network, with J3 of the M18 within 2 minute drive (1.5 miles), and J35 of the A1 (M) within 5 minutes, the M1 motorway is also within easy reach giving access to nearby Sheffield.

The property is located next door to Starbucks, Amazon & Morrison's supermarket, making it highly visible from the roadside.

This is an excellent location to take advantage of Doncaster's connections to the motorway network with excellent links to key cities such as Sheffield, Leeds, Manchester to the north and Birmingham to the South.



SAT NAV: DN4 5JP



BURNS.DARTS.MODERN



ACCOMMODATION

Total Gross Internal Area

Unit	Sq M	Sq Ft
Unit A3	1,672	18,000

Site area of: 1.08 Acres

ASKING RENT

Available from £140,000 per annum exclusive (£7.75 per sq ft)

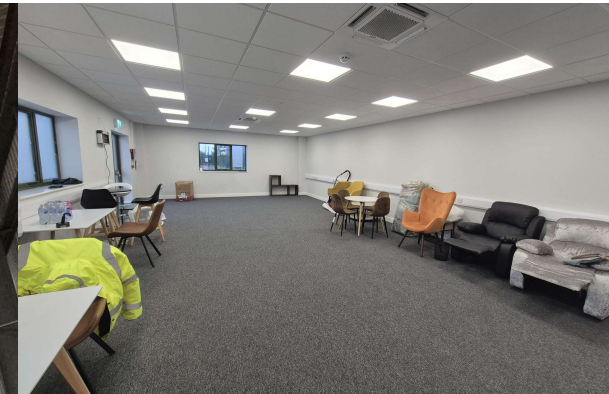
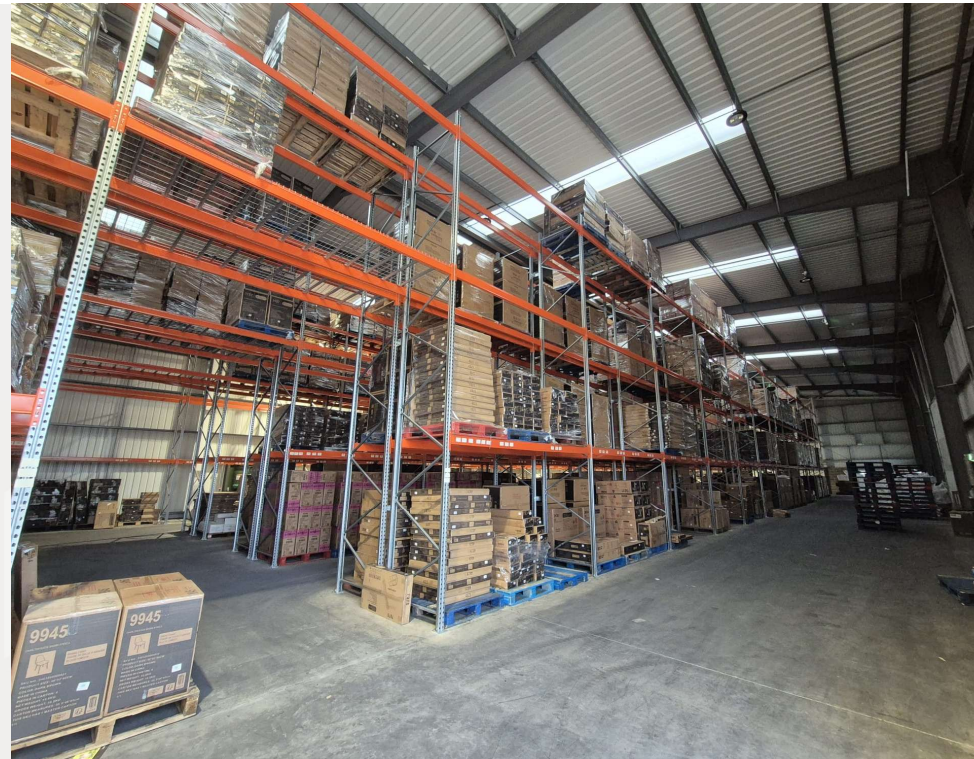
LEASE TERMS

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

BUSINESS RATES

Rateable Value: £101,000

Please note this is not the rates payable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Alexandra De Freitas

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SERVICES

Mains services including 3-phase power supply are connected.

EPC

"A" Excellent rated.

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared October 2025

