

MODERN WAREHOUSE –  
FLEXIBLE TERMS AVAILABLE

**TO LET.**

UNIT E • INDURENT PARK  
WHEATLEY HALL ROAD • DONCASTER  
DN2 4LT



- Excellent Location off Wheatley Hall Rd
- Easy Access to M18 & A1 (M)
- Modern Office Accommodation

- 3,536 Sq M (38,064 Sq Ft)
- Ground & Dock Level Access
- Lease Incentives Available



**FLINT**  
REAL ESTATE



## DESCRIPTION

**A high quality, modern industrial / warehouse premises with dedicated secure concrete surfaced yard area, loading areas and parking.**

- 8m min clear eaves height
- Self contained and secure property
- External yard of 35m depth
- 33 car parking spaces
- Modern design & fit out
- Ground and first floor office accommodation
- 1 dock level loading door
- 3 phase electric supply
- Canteen and W/C facilities
- Additional 0.3 acre car park available if required
- Warehouse LED lighting fitted
- **Incentives available**
- **Available via sublease or assignment on flexible terms**



## LOCATION

Indurent Park, Doncaster is strategically situated off the popular Wheatley Hall Road, a major arterial route through Doncaster. The premises offers convenient access to Doncaster town centre (2.2 miles), the M18 (2.1 miles), and the A1(M) (4.3 miles).

The surrounding estate is a well-established commercial hub, with notable occupiers including Bosch, Fitout UK, Mawdsley, and DB Schenker.

Unit E is a modern industrial / warehouse facility featuring a steel portal frame construction, dedicated loading areas and lots of modern specifications



SAT NAV: DN2 4LT



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## ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	GIA Sq Ft
<b>Ground Floor</b>	3,150.81	33,915
<b>First Floor Offices</b>	392.89	1,809
<b>Total</b>	3,543.70	38,144



## ASKING RENT

The property is currently leased at £7.23 per sq ft.

## LEASE TERMS

The property is available by way of sublease, assignment on flexible terms up to Jan 2030 – incentives are available. Potentially a new lease is available.

## BUSINESS RATES

Rateable Value: £232,000

Please note this is not the rates payable.

## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## EPC

Rating: A (23)

## AML

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

## VIEWINGS

By appointment with the Sole Joint Agents below:

### Ben Flint

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