

EATON PARK

DONCASTER, DN2 4NB



TO LET

Unit sizes of
40,000 - 250,000
sq ft

Flexible Warehouse
Space

Occupation available
from Q3 2021



SITE OVERVIEW

- The property is situated in a well-established business location off Wheatley Hall Road, Doncaster.
- The site offers substantial production, warehouse, workshop and store areas as well as a mixture of ancillary and good quality office accommodation.
- Flexible space for units of 40,000 - 250,000 sq ft available.

DESCRIPTION

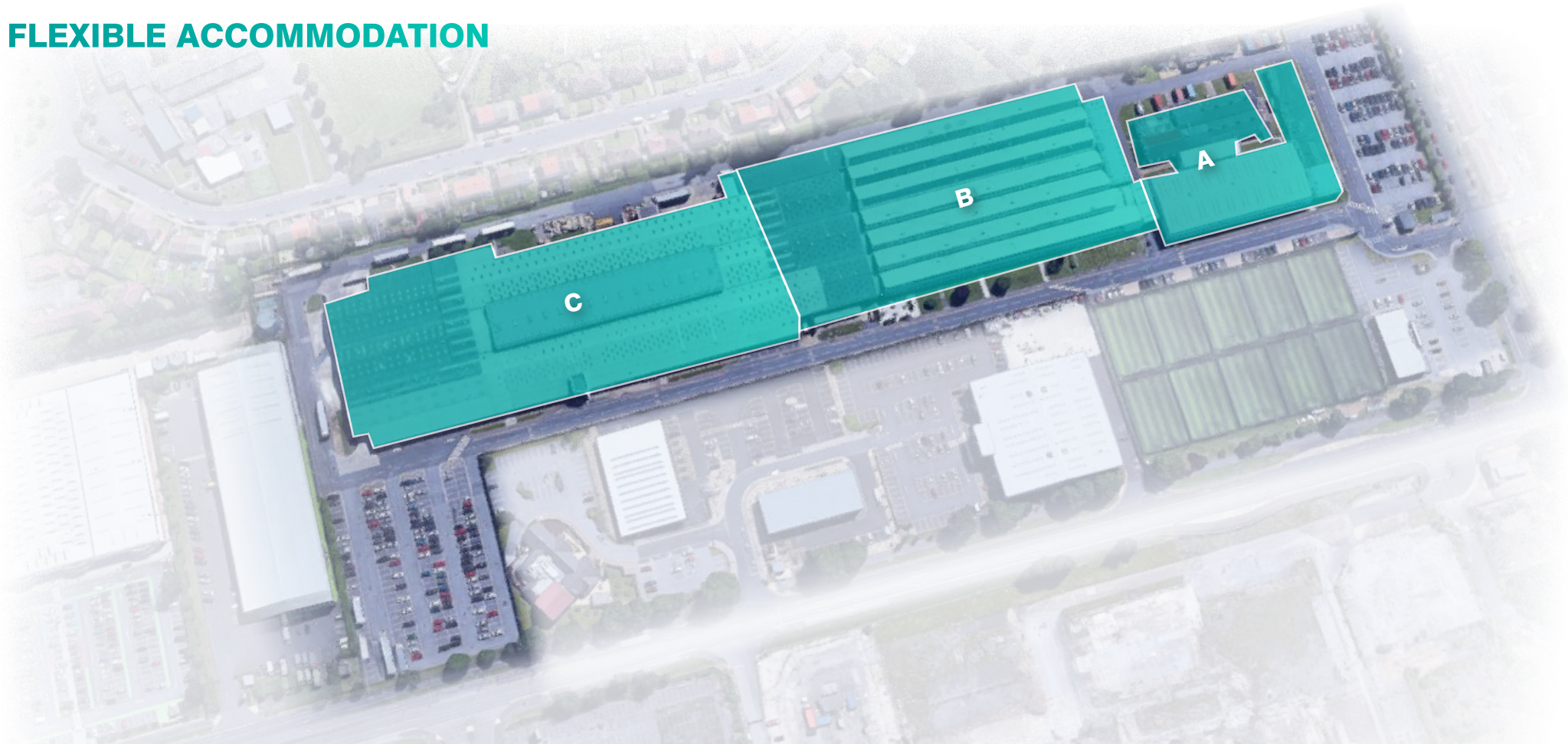
The buildings are constructed with a combination of steel portal frame and steel truss construction with brick and blockwork elevations, all under a part pitched, part north lit roof.

The property benefits from the following features:

- Warehouse heating and lighting
- Up to 13 Ground level loading doors
- 1 Internal dock
- 2 Internal loading bays
- Large power supply
- Good quality office accommodation
- Generous parking



FLEXIBLE ACCOMMODATION



	DESCRIPTION	Sq ft	Sq m
A	WORKSHOPS		
	Offices	7,931	736.8
	Workshops & Welfare	25,385	2,358.3
AREA TOTAL		33,316	3,095.1

	DESCRIPTION	Sq ft	Sq m
B	PRODUCTION WAREHOUSE		
	Offices	9,198	854.5
	Stores	5,295	491.9
	Warehouse & Welfare	100,519	9,338.5
AREA TOTAL		115,012	10,684.9

	DESCRIPTION	Sq ft	Sq m
C	WAREHOUSE		
	Main Office & Conference Room	13,667	1,269.7
	Warehouse & Welfare	95,763	8,896.7
AREA TOTAL		109,430	10,166.4

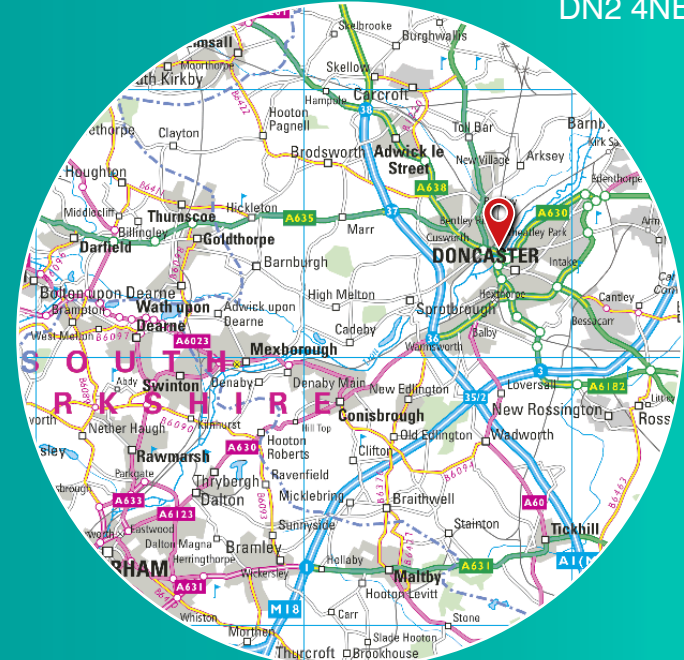
OVERALL TOTAL		257,758	23,946.4
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LOCATION

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.5 miles to the east, while the A1 (M) is accessed via the A630/A635 to Junction 37 and Junction 38 to the west.



DN2 4NB



EPC

An EPC is available on request.

BUSINESS RATES

Business Rates are available on request.

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with a transaction.

QUOTING TERMS

The unit is offered by way of a new full repairing and insuring lease on terms to be agreed.

VIEWINGS

By prior appointment with the appointed agents.



For any further information please contact:

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