



UNITS FROM 2,900 - 5,166 SQ FT

**PROMINENT TRADE PARK DEVELOPMENT ADJACENT TO
BRITISH LAND'S POPULAR WHEATLEY CENTRE SHOPPING PARK**

DAILY AVERAGE PASSING TRAFFIC OF 25,000 VEHICLES



TO LET



WHEATLEY HALL TRADE PARK

WHEATLEY HALL ROAD, DONCASTER, DN2 4LP

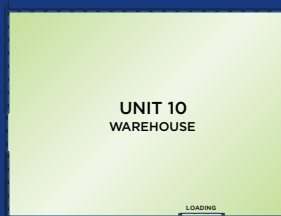


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FLOOR PLANS



LOCATION

The development is located on the main A630 Wheatley Hall Road - adjacent to British Land's popular Wheatley Centre Shopping Park (M&S, Next, Asda, Argos) and opposite Riverdale Park residential development (600 new homes under construction). It is approximately 1 mile north east of Doncaster town centre and 3 miles from junction 4 of the M18 motorway. Wheatley Hall Road provides one of the main arterial routes into Doncaster town centre and is popular with retailers, motor dealers and trade operators.

SPECIFICATION

- Modern cladding and brick external elevations
- 3 phase electricity
- WC
- Electric roller shutter door
- Canopied glazed pedestrian entrance
- Plenty of on site parking

ACCOMMODATION

		SQ FT	SQ M
Unit 2	Warehouse	2,900	269.4
Unit 6	Warehouse	5,094	473.3
Unit 10	Warehouse	5,166	479.9

PLANNING PERMISSION

As well as permitting Class B1, B2 and B8 uses including up to 10% retail or showroom floor space, the permission also allows certain uses without any retail restriction. Details on application through the joint agents.

CAR PARKING

A total of 135 car spaces are available throughout the development.

TERMS

All the units are available on new full repairing and insuring terms. Further details on the asking terms are available from the joint agents.

FURTHER INFORMATION

On request from the joint agents Montagu Evans and Knight Frank.



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