



## Open Storage Land Size 1.94 acres (0.79 hectares)

- Close to Doncaster Town Centre & Wheatley Hall Road
- Hardstanding Site Available Immediately
- Large secure site 1.52 Acres & 0.42 Acre Site

# Open Storage Land

## Size 1.94 acres (0.79 hectares)

### Location

The 2 subject sites are located on Milethorn Lane & Wharf Road which is approximately one mile north of Doncaster town centre. The sites are located just off the A630, Wheatley Hall Road/Church Way, which is an established main route leading from the town centre to the East.

The immediate surroundings comprise a mixture of commercial and industrial premises including Arnold Clark and a number of other car showrooms, along with multiple retail and trade counter occupiers beyond.

### Description

The location offers two separate sites with the first the larger at 1.52 acres and the second a smaller site of 0.42 acres. Both offer an ideal opportunity for open storage user in a secure site close to Doncaster Town Centre and Wheatley Hall Road. The larger site is majority hardstanding and secure with covered space. The smaller site fronts Milethorn Lane and Wharf Road and is a secured site with hardstanding and again previously used as open storage. Sites can be offered individually or combined.

### Accommodation

Area	Acres	Hectares
Wharf Road Site	1.52	0.62
Wharf Road/Milethorn Site	0.42	0.17
<b>Total</b>	<b>1.94</b>	<b>0.79</b>

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

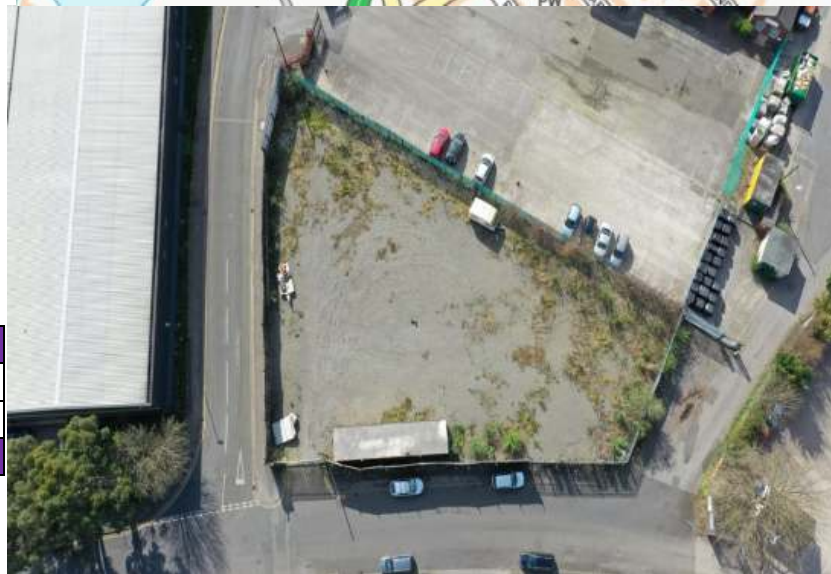
All figures quoted are subject to VAT at the prevailing rate where applicable.

### Terms

The premises are available to let by way of a new lease on terms to be agreed.

**Quoting at 1.52 acres - £38,000 pa**

**Quoting at 0.42 acres - £12,000 pa**



### Further Information

For further information please contact the sole agents CPP

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### Date of Particulars

March 2020



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