



New Build Industrial Units

9,000 - 18,000 Sq Ft (836.1 - 1,672.2 Sq M)

- New Build Industrial Unit
- Excellent Location close to J3 M18
- Available Immediately

New Build Industrial Units

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Location

The property is situated on Watervole Way, adjacent to the Morrisons supermarket, on the well-established First Point Business Park. The site is located to the south of Doncaster Town Centre and is in close proximity of Junction 3 of the M18.

Description

The new build industrial unit will provide a high quality, new build industrial/warehouse unit. There will be generous yard/circulation areas with ample car parking. Office accommodation will be provided to suit end users specific requirements. The unit will have two level access doors. The units shall benefit from a 3 phase power supply and secure concrete yard area. The unit can be split in two or taken as one whole unit.

The units are ready for immediate occupation, subject to office fitout requirements.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	18,000	1,672.2
TOTAL	18,000 SQ FT	1,672.2 SQ M

Terms

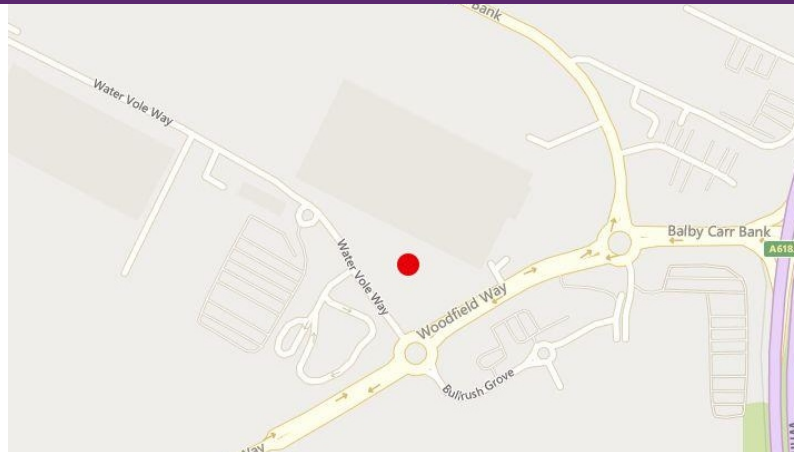
The unit is available to lease on new lease terms to be agreed. The units can be taken as a whole or split in to separate units.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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August 2022