



## Modern Trade/Commercial Unit - To Let 3,593 Sq Ft (333.79 Sq M)

- Rate Opportunity for a Modern Unit with Reception & Office
- All main services connected
- Ample car parking provision



# Modern Trade/Commercial Unit - To Let

## 3,593 Sq Ft (333.79 Sq M)

### Location

Doncaster Marrtree Park is just one mile from Doncaster Town Centre, on the popular and easily accessible Wheatley Hall Road (A630). The site is both easily accessible from the town centre itself or the motorway network. The East Coastline provides a 1 hour and 40-minute service to Kings Cross London as well as good links to all the other nearby major towns and cities. Regular bus routes run along Wheatley Hall Road providing a good public transport route from the town centre. The site is within ten minutes' drive time of both Junctions 3 or 4 of the M18 and Junctions 36 and 37 of the A1 (m) are approximately ten minutes' drive.

### Description

A rare opportunity to occupy the only available Unit at Marrtree Doncaster along Wheatley Hall Road.

The unit is a modern unit set within the established business park and provides the following specification:-

- Eaves heights over 5m
- Integral Office/Reception area
- Floor loading from 35 kN/sq m
- Electrically operated sectional overhead door
- Excellent external areas

### Terms

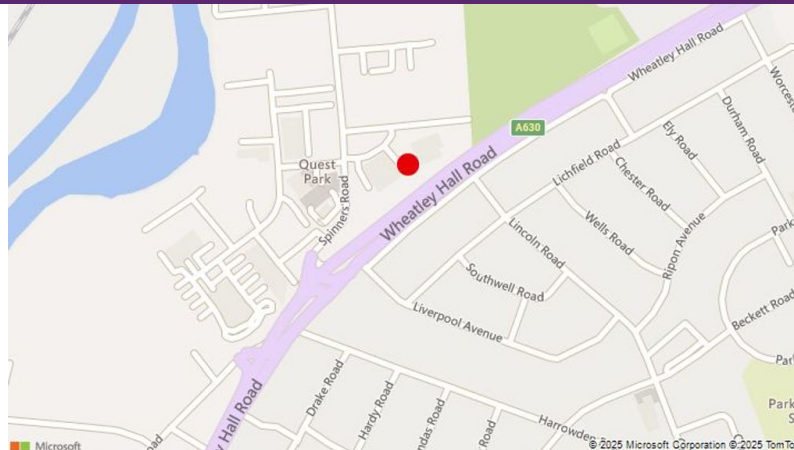
FRI Terms to be Agreed - Quoting £18,800 pa

### 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 bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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