

TO LET



**OPEN STORAGE LAND, THIRD AVENUE,
FINNINGLEY, DONCASTER, DN9 3QS**

- Open storage / industrial land
- Multi access points in to site
- Secure, surfaced and serviced site
- Excellent links to A1 & M18
- Available from 0.5 to 2.2 acres

TO LET – OPEN STORAGE LAND

Property Summary

Open storage land available from 0.5 to 2.2 acres, suitable for various storage, haulage, rail and logistics occupiers.

- 0.5 to 2.2 acres
- Part concrete part hardcore surfaced
- Established business location close to Doncaster Sheffield Airport
- Fenced and secure site
- Excellent road links
- Local amenities nearby
- Modern 1,450 sq ft office can also be included
- Design and build options also available on a leasehold basis
- Available To Let – rent on application.



Contact

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Location

The property is located in Auckley, a village on the periphery of Doncaster and immediately adjacent to Doncaster Sheffield Airport. Forming part of the Doncaster International Business Park, the surrounding use is primarily a mix of office and industrial.

The property is well situated to make use of Doncaster's excellent road network, lying between Sheffield, Leeds and Hull, with the A1 and M18 within easy reach via The Great Yorkshire Way link road, just 2 miles away. Doncaster is a city in South Yorkshire with a population of over 308,000.

Approximate Distances:

- The Great Yorkshire Way – 2.1 miles (4 mins)
- A1 (M) J35 – 6 miles (9 mins)
- M18 J3 – 4.9 miles (8 mins)
- Doncaster City Centre - 6 miles (13 mins)
- Sheffield – 24 miles (37 mins)
- Leeds - 41 miles (50 mins)



SATNAV: DN9 3QS

whatthreeords: [///clown.admit.parsnips](http://www.clown.admit.parsnips)

Description

- Open storage land
- 0.5 to 2.2 acres available
- Surfaced, serviced and secure
- Part concrete part hardcore surfaced
- Potential to also rent a 1,450 sq ft modern office
- Design and build options available

Please note there is a new access point into site from Third Avenue.

Lease Terms

The property is available to lease on terms to be agreed. Flexible lease options may be available.

Asking Rent

Price on application – please contact the agent.

Services

Mains connections are on site.

Business Rates

To be confirmed.



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EPC

N/A

Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

VAT

Rents are quoted exclusive but may be subject to VAT.

Viewings

By appointment with the Sole Agent.

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