

ROADSIDE PLOT / STORAGE LAND

TO LET.

ROADSIDE PLOT • CONNECTION BUSINESS
PARK • WOODFIELD WAY • DONCASTER



- 0.2 Acre Roadside Plot / Storage Land
- May Suit EV Charging & Food Retail
- Excellent Links to A1, M1 & J3 of M18

- Suit Various Uses STP
- Next to Morrisons & Starbucks
- Lots of Passing Traffic





LOCATION

The property is located on the established Woodfield Way at Balby Carr Bank, which is well located to take advantage of the regions motorway Network, with J3 of the M18 within 2 minute drive, the A1 and M1 motorways are also within easy reach.

The site sits between Morrisons Supermarket, and close by to the petrol station, B&Q and Starbucks.

DESCRIPTION

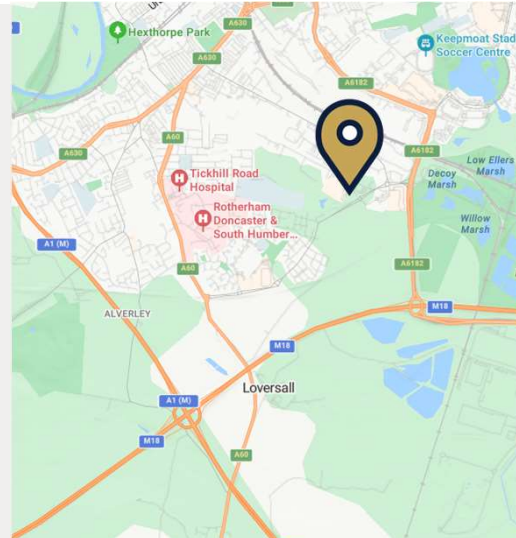
A 0.2 acre roadside plot with planning permission to build a circa 3,200 sq ft building.

- Suit various roadside and commercial uses including drive thru, food retail, vehicle sales/hire
- Potential EV hub
- Landlord can build a trade / industrial unit / retail building on the site if required
- Busy roadside location with lots of passing traffic

TERMS

Available on terms to be agreed.

Please contact the agent.



SAT NAV: DN4 8FF

/// HOMING.HAWKS.TRIANGLES



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



FLINT
REAL ESTATE

Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared October 2024.

RENT

Rent on application

BUSINESS RATES

TBC

VAT

Rent is quoted exclusive but may be subject to VAT.

SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

EPC

Rating: N/A