

INDUSTRIAL / WAREHOUSE
FROM £3.75 PER SQ FT

TO LET.

HEX-300 • NORTH BRIDGE ROAD •
DONCASTER • DN1 1QY



- Flexible Warehouse / Industrial Space
- Unit sizes up to 110,000 Sq Ft
- Racked Warehoused Space
- Excellent Road Links to A1, M1 & M18
- Gantry Cranes in Situ
- Availability from 4,350 to 315,000 Sq Ft

PROPERTY SUMMARY

Good quality, flexible warehouse/industrial space in a range of unit sizes, available from only £3.75 per sq ft

- Available To Let
- Largest unit is circa 110,000 Sq Ft with various between 20,000 and 50,000 Sq Ft
- Eaves height up to 8m in part
- Large 19.58 acre complex
- Located on secure industrial complex with gate house & private road
- Excellent road links to M18, M1 and A1 (M)
- Space available from 5,000 to 315,000 Sq Ft
- Areas of concrete surfaced open storage land
- Working cranes in situ
- Large power supply of 11mva
- Flexible and long term lease options considered
- From £3.75 per sq ft

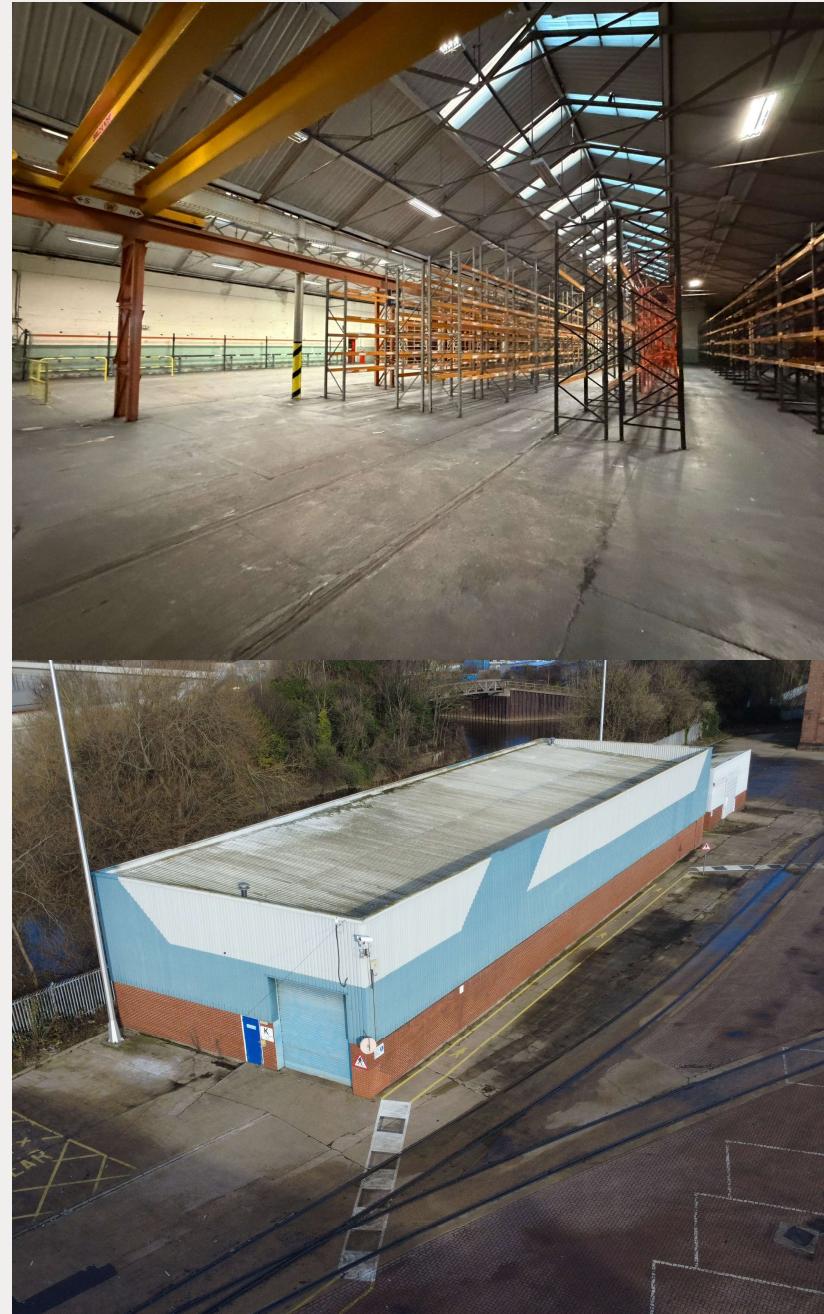




DESCRIPTION

Various industrial / warehouse units available on site of varying specification, which includes:

- Eaves up to 8m
- Racked warehouse space
- Various gantry cranes
- Areas of open storage / yard areas
- Secure site accessed via a private access road
- Manned security gate house
- Dock and ground level loading doors
- W/C and kitchenette facilities
- Office areas
- Large 3-phase power supply
- Secure fenced boundary
- Parking areas



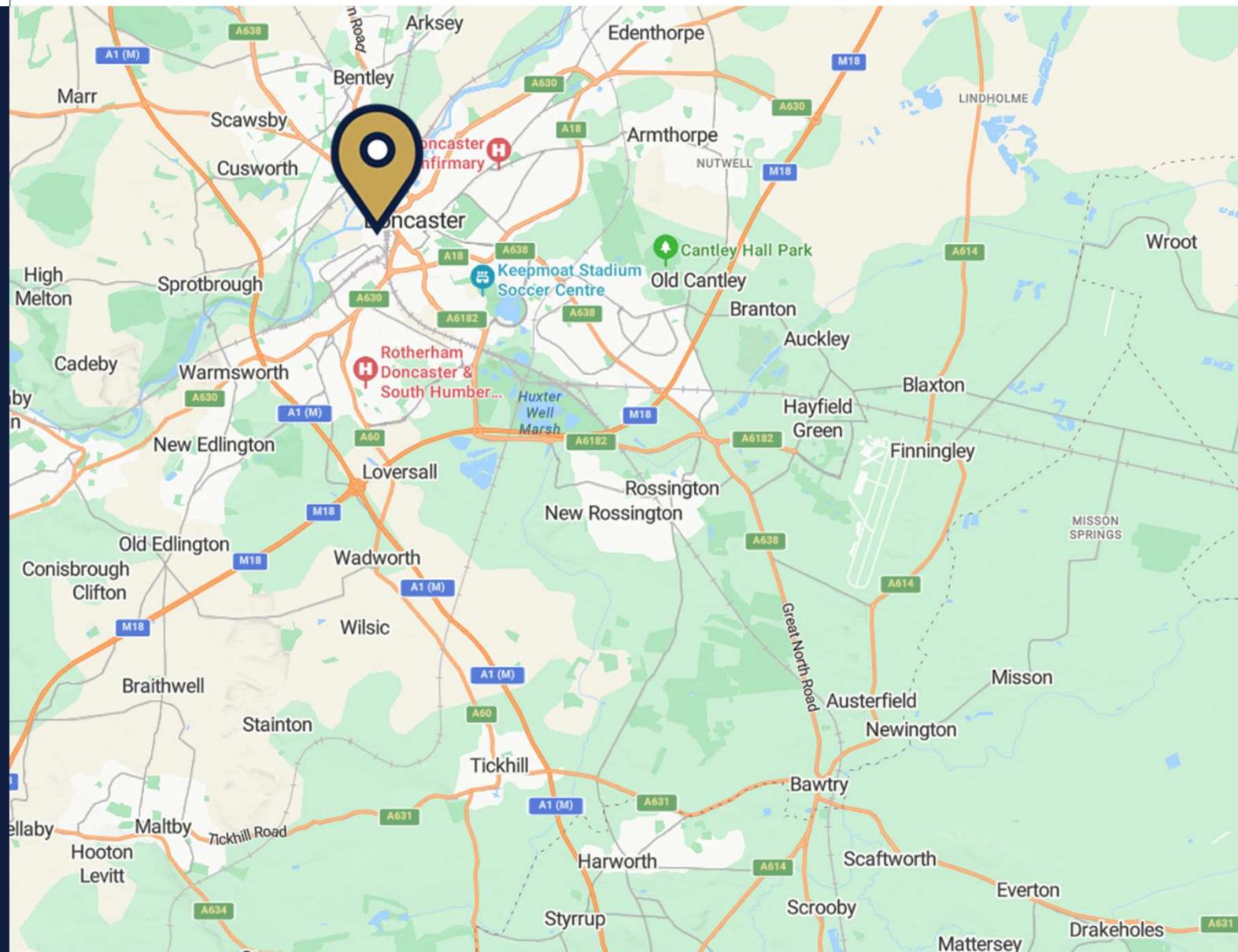
AVAILABILITY

Please note units are available as a whole, individually or a combination. There is approx. 315,000 sq ft in total on 19.58 acres.

The property benefits from the following Gross Internal Floor Areas:

Unit	Sq M	Sq Ft
A		4,511
B		4,350
C		11,835
D		22,005
E		45,460
F		28,796
G, H, I		10,796
J		110,000
K		5881
L & L1		10,350
M		16,697
N		44,185

FROM ONLY £3.75 PER SQ FT



SAT NAV: DN1 1QY



what3words: GEARS.SPRAY.BRAND

LOCATION

Doncaster is situated approximately 18 miles east of Barnsley, 22 miles north east of Sheffield, 33 miles south east of Leeds and 19 miles north east of Rotherham. The city is 20 miles from the regional shopping centre at Meadowhall (Sheffield).

The property is located within the suburb of Hexthorpe, approximately one mile to the south west of Doncaster town centre. It forms part of a mixed-use area dominated by the town's railway heritage and development.

The A630 can be accessed from Hexthorpe Road which is the main arterial route through Doncaster Centre and leads to junction 36 of the A1(M) approximately 3.2 miles to the southwest, while also providing access to junction 4 of the M18 approximately 7 miles the west.

The site is in close proximity to Doncaster Railway Station and a short walk from Doncaster Interchange placing regional and national networks within immediate reach. The site is also approximately 1.5 miles to Doncaster Town Centre main shopping streets. The property is well placed to take advantage of the regions transport network with excellent connections via road, rail and air.



TERMS

Available To Let on terms to be agreed. Flexible short term and long term lease options are considered.

ASKING RENT

Available from £3.75 per sq ft. Please contact the agent for further information.

Please note a modest service charge will also be payable for maintenance of the communal space.

RATEABLE VALUE

We recommend interested parties make their own enquiries to the VOA.



ANTI MONEY LAUNDERING

Tenants must provide the necessary information to comply with Anti Money Laundering Regulations.

USE

Various industrial uses considered within E, B2 and B8.

EPC

Please contact the agent.

VAT

VAT is payable at the prevailing rate.

FURTHER INFORMATION

Please contact the Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



flintrealestate.co.uk

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 or 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 Dec 2025.