

INDUSTRIAL / BUSINESS UNITS
FROM 500 TO 3,062 SQ FT

TO LET.

WHEATLEY HALL BUSINESS CENTRE
WHEATLEY HALL ROAD • DONCASTER • DN2 4LP



- Two Units Available
- Gross Internal Areas: 3,062 & 500 Sq Ft
- Quality Business Park Environment

- Wheatley Hall Road Area
- Excellent Road Links
- Excellent Trading Location



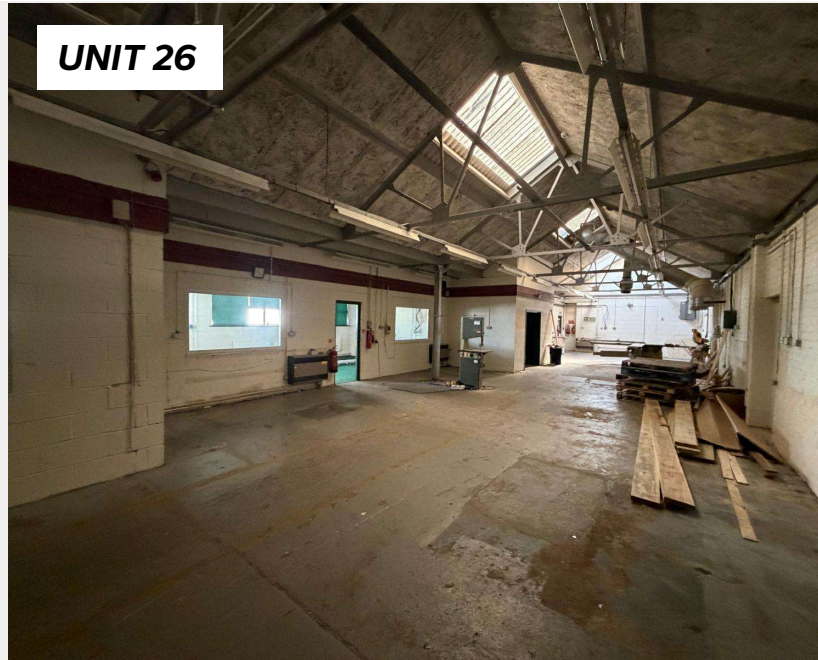


DESCRIPTION

Industrial / workshop / business units in a popular location

- Two units available
- 500 Sq Ft and 3,062 Sq Ft
- Suit various business and uses
- Offices with storage / workshop areas
- Roller shutter access
- Designated parking
- 3 phase electric supply
- Established industrial estate
- 24-hour access
- Large car park area
- Space for loading and unloading for deliveries
- Office areas and w/c

UNIT 26



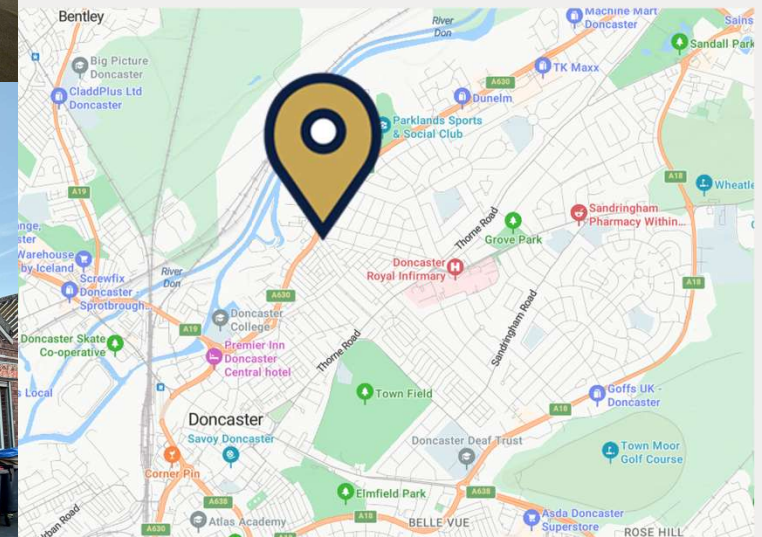
UNIT 24



LOCATION

The property is well located between the A630 Wheatley Hall Road, part of the Doncaster ring road and accessed from Churchill Road in an established commercial area popular with national and local occupiers, in particular trade counters and builders merchants. Nearby occupiers include Rexel, Park Electrical, Quay Plastics, Toyota, Howarth Timber and Kwik Fit.

Wheatley Hall Road is Doncaster's principle trading location with various trading estates, supermarkets and retail parks nearby.



SAT NAV: DN9 3QZ



BRIGHTLY.REMEDY.ETHIC



AVAILABILITY

The property has the following floor areas on a GIA basis:

| Unit | Sq M | Sq Ft |
|--------------|---------------|--------------|
| 26 | 284.50 | 3,062 |
| 24 | 46.45 | 500 |
| TOTAL | 330.95 | 3,562 |

ASKING RENT

Unit 24 is available from £6240 / £120 per week

Unit 26 is POA – please ask the agent.

LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum term of 3 years is envisaged.

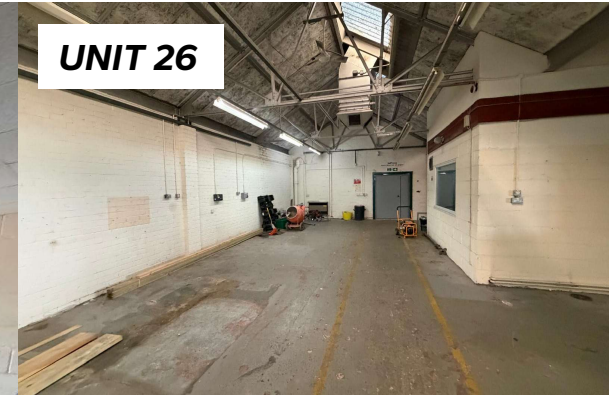
BUSINESS RATES

The units are to be separately assessed though it is anticipated that Unit 24 will benefit from 100% Small Business Rates Relief.

UNIT 24



UNIT 26



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Alexandra De Freitas

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SERVICES

Mains services including 3-phase power supply are connected.

EPC

C-D

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

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



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 April 2026.