/INDURENT
PARK DONCASTER

WHEATLEY HALL ROAD DN2 4LT
///GRANTS.NEON.POWERS



INDUSTRIAL / WAREHOUSE FACILITY

UNIT C: 32,053 SQ FT (2,977.8 SQ M)

Ready for Immediate Occupation.

Easy access to J3 and J4 M18.

Flexible terms available.

Warehousing that Works.

High performance space for your business.

Indurent Park Doncaster, Wheatley Hall Road offers flexible, industrial and warehouse space, featuring generous parking and external yard areas. Specification includes 3-phase power, transparent roof lights for natural illumination, 24-hour access, and CCTV security. The premises also have fitted offices with lift access to first floor, WCs and a kitchenette.

Wheatley Hall Road is ideally situated between Doncaster town centre and the M18 motorway, providing excellent connectivity for logistics and distribution. The estate benefits from attractive landscaping, creating a well-maintained and professional business environment.

With a quality specification and a prime location, Wheatley Hall Road is an ideal choice for industrial and warehouse occupiers in Doncaster.

- **275 KVA** power.
- **Two** ground level **loading doors.**
- **LED** lighting.
- **Secure yard** with separate car park.
- **8m eaves** height.
- **Office** accommodation.

Warehousing that Works.

Why choose Indurent Park Doncaster?

Ideally situated between Doncaster town centre and the M18 motorway, this location provides excellent connectivity for logistics and distribution.

Part of a thriving business community including Mawdsleys, DB Schenker and Bosch.

The estate benefits from attractive landscaping, creating a well-maintained and professional business environment.



NEARBY SHOPPING & AMENITIES

1. Starbucks
2. Costa Coffee
3. Aldi
4. Dunelm
5. Subway
6. Farmfoods
7. TK Maxx
8. Next
9. M&S Foodhall
10. Superdrug
11. Boots
12. Matalan

Warehousing that Works.

POPULATION.

Doncaster population: 308,607
Population within 30 minute drivetime: 1.4million.

ECONOMICALLY ACTIVE RESIDENTS.

Within a 30 minute drivetime:
57.7% of the catchment population aged 16+.

LABOUR COST SAVINGS.

Average weekly pay in Doncaster is
8.22% lower than the national average.

UNEMPLOYMENT RATE.

3.2%



Source: ONS

Warehousing that Works.

Aerial plan.



Warehousing that Works.

You're well-connected.

MAJOR ROADS

A1 (M)	4 miles
M18 J4	5 miles
M18 J3	7 miles

CITIES/MAJOR TOWNS

Doncaster City Centre	2 miles
Rotherham	16 miles
Sheffield	24 miles
Leeds	36 miles

PORTS

Immingham Docks	47 miles
Humber Ports	50 miles

AIRPORTS

Doncaster Sheffield	10 miles
Leeds Bradford	45 miles
Manchester	67 miles

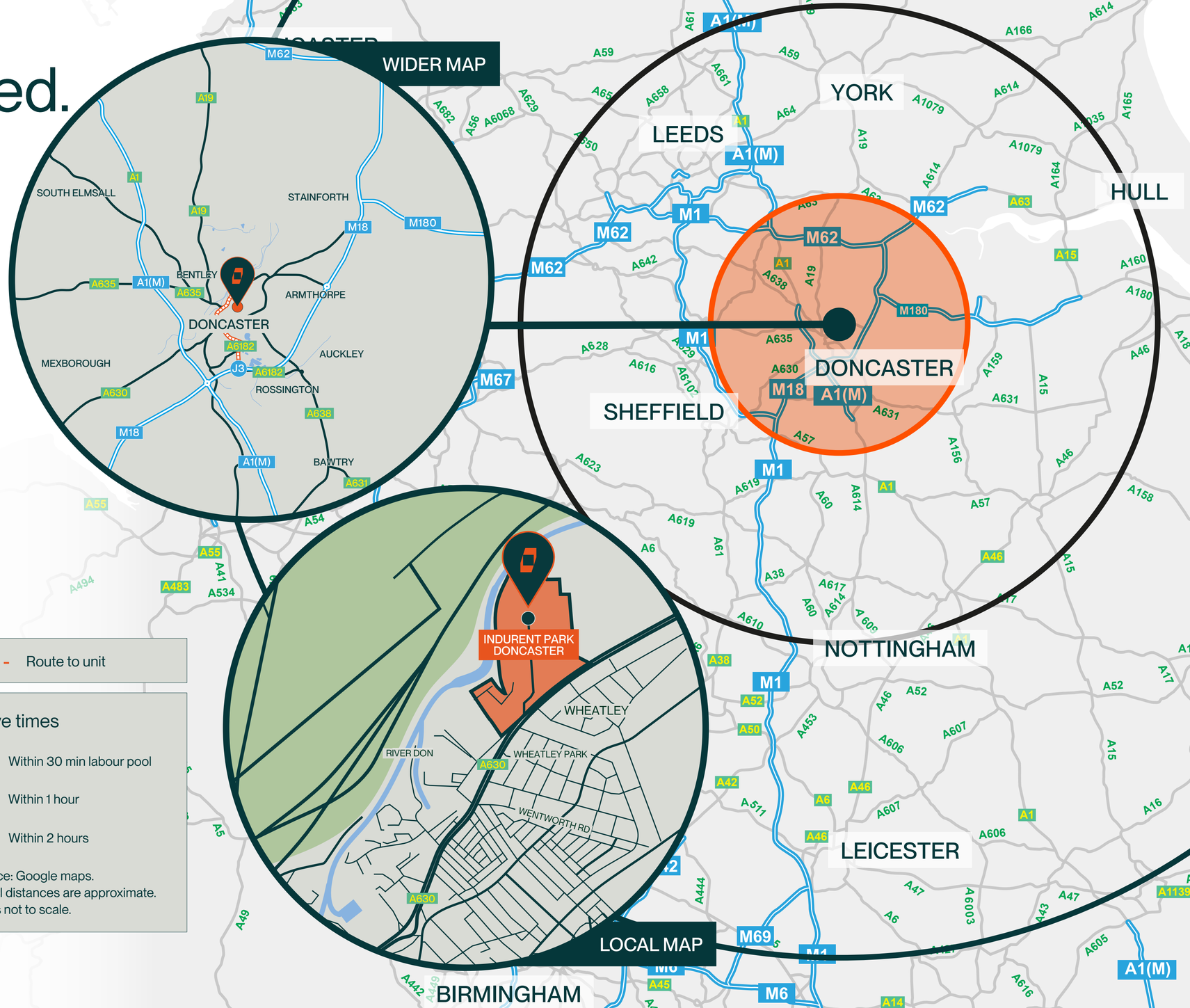
FREIGHT STATIONS

Doncaster Freightliner	3 miles
Doncaster Iport	6 miles
Wakefield Europort	22 miles

RAILWAY STATIONS

Doncaster	2 miles
Sheffield	23 miles

Warehousing that Works.



Schedule of accommodation.

	UNIT C
WAREHOUSE	29,093 SQ FT (2,702.8 SQ M)
GROUND FLOOR	1,480 SQ FT (137.5 SQ M)
FIRST FLOOR OFFICE	1,480 SQ FT (137.5 SQ M)
TOTAL	32,053 SQ FT (2,977.8 SQ M)

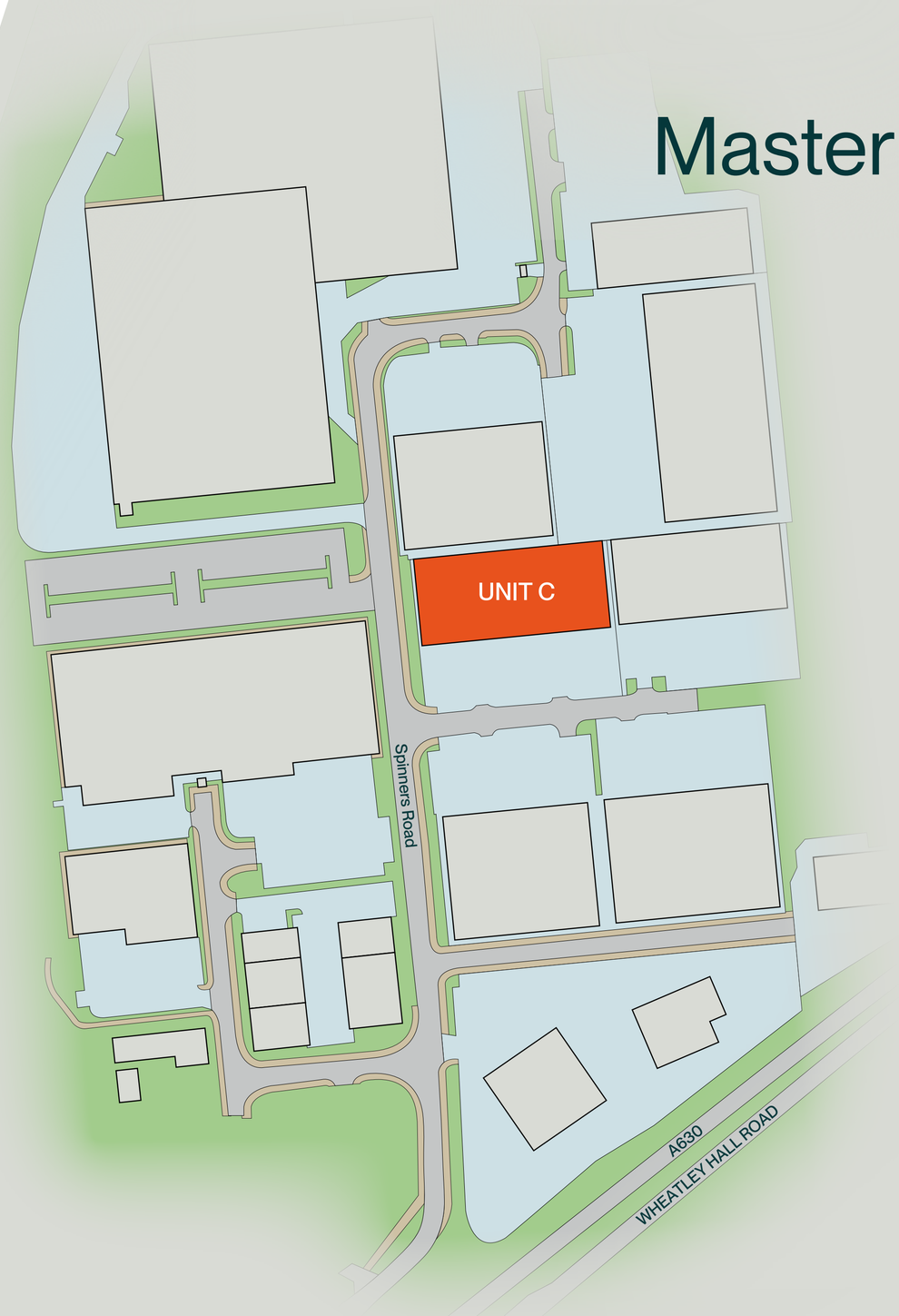
All floor areas are approximate gross internal areas.

- Steel portal framed building
- 8m eaves height
- 2 ground level loading access doors
- 35m yard
- Ground and first floor office accommodation
- Lift access to first floor
- WCs and kitchenette
- Lighting to the warehouse
- Connections to all mains services
- Secure yard area
- 20 marked car parking spaces

Take a closer look →

Warehousing that Works.

Masterplan.



Masterplan is indicative.



HENRIETTA DANIELS

Senior Asset Manager

07870 845 650

henrietta.daniels@indurent.com

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Warehousing that Works.

INDURENT
PARK DONCASTER

Discover more

GV &Co™
gvproperty.co.uk
0113 245 6000

Daniel Walker
M: 07920 151 117
E: daniel@gvproperty.co.uk

Jonathan Jacob
M: 07809 256 118
E: jonathan@gvproperty.co.uk

Knight Frank
0114 2729750
knightfrank.co.uk

Rebecca Schofield
M: 07776 172 123
E: rebecca.schofield@knightfrank.com

Harry Orwin-Allen
M: 07467 912 623
E: harry.orwin-allen@knightfrank.com