

High quality distribution and logistics warehouse | For Sub-Lease

Doncaster 246

246,684 sq ft (22,917 sq m)
Available immediately



UNIT 3
WATER VOLE WAY
DONCASTER DN4 5JP



Doncaster 246

Unit 3, Water Vole Way, Doncaster, DN4 5JP

For Sub-Lease

Description

The unit comprises a modern distribution unit of steel portal frame construction and ancillary offices. The property is positioned on a site of 11.66 acres providing a site coverage of 48%. The property benefits from a floodlit concrete surfaced yard with over 50m yard depth surrounded by a paladin fence.

Key Features



14M TO UNDERSIDE OF HAUNCH



20 DOCK LOADING DOORS



4 GROUND LOADING DOORS



50M SECURE YARD



27 HGV PARKING SPACES



118 CAR PARKING SPACES



SECURITY GATEHOUSE



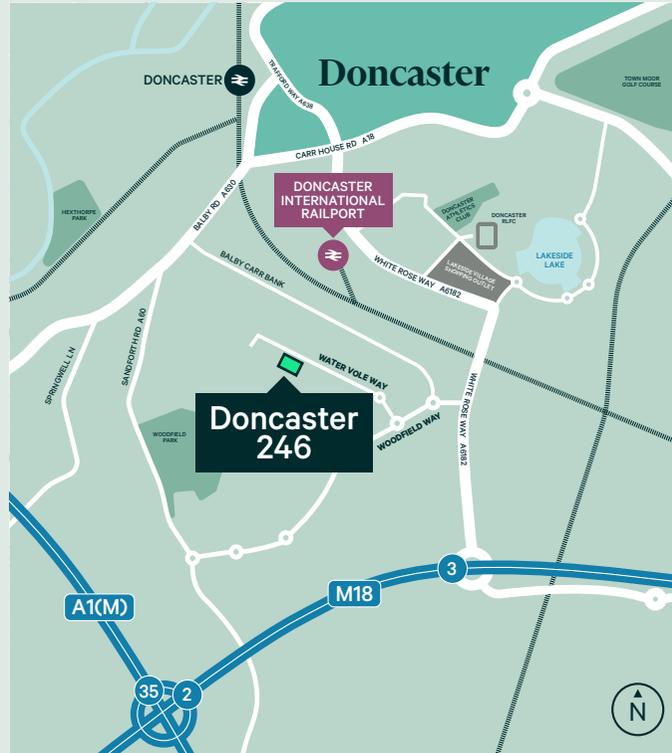
SPRINKLER SYSTEM



PART RACKED



FULLY FITTED OFFICES



Location

Doncaster 246 is situated on Water Vole Way, south of Doncaster Town Centre and is in close proximity of Junction 3 of the M18.

DRIVE TIME	DISTANCE
Doncaster City Centre	3 miles - 10 minutes
Doncaster International Railport	2.5 miles - 6 minutes
Doncaster Sheffield Airport	6 miles - 10 minutes
Goole Port	23 miles - 30 minutes

Schedule of accommodation

UNIT	AREA (SQ FT)	AREA (SQ M)
Warehouse	237,408	22,056
Ground Floor Office	4,800	446
First Floor Office	4,348	404
Gatehouse	118	11
TOTAL	246,684	22,917

EPC

The property had an EPC rating of B

TERMS

The property is available by way of a sublease on flexible terms

BUSINESS RATES

Interested parties should verify the rates payable with the local rating office

Contacts

Viewing is strictly by prior appointment, please contact:

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Subject to contract disclaimer: CBRE Limited, June 2023

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