

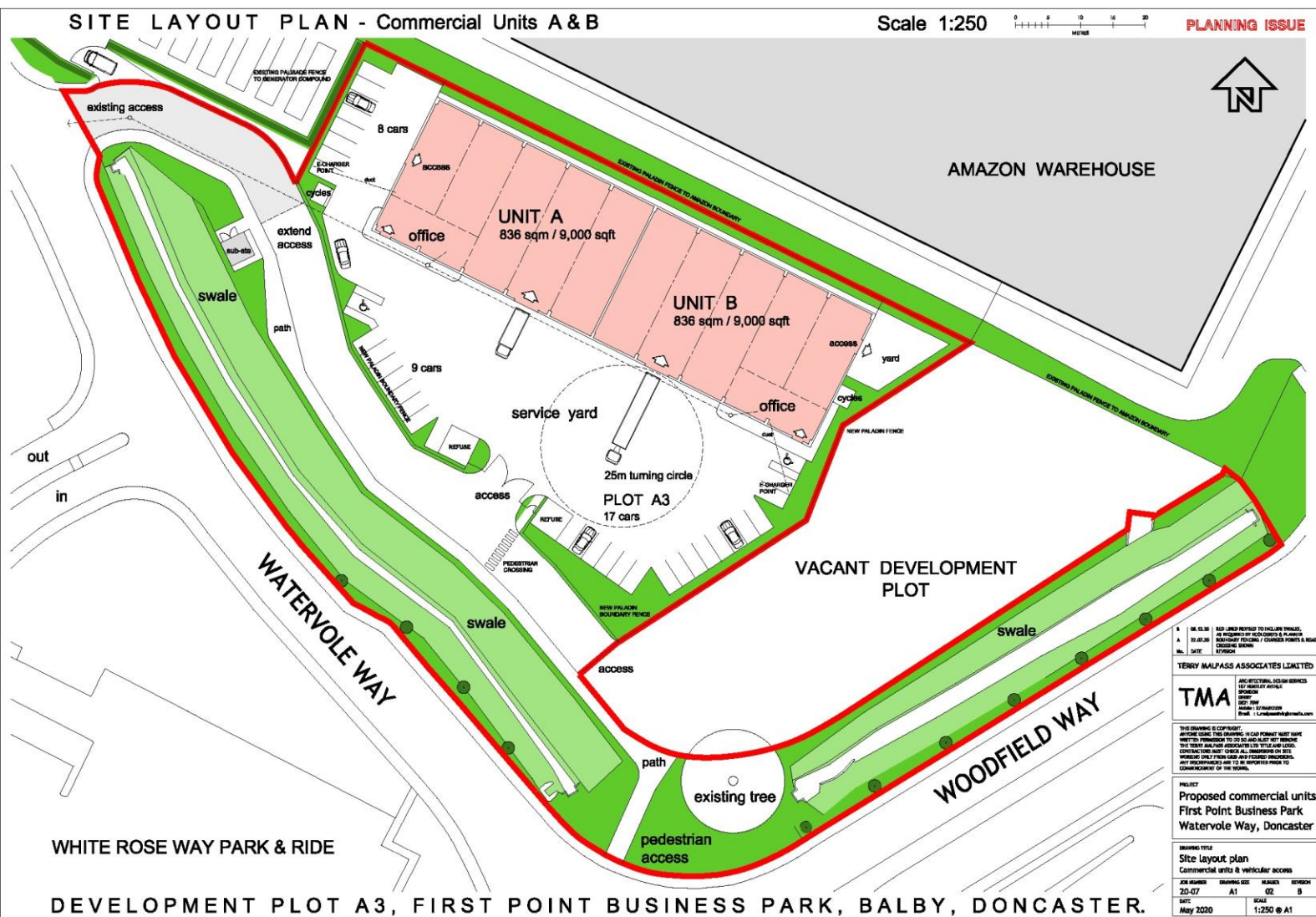
First Point Business Park, Woodfield Way

Doncaster DN4 5JP

18,000 SqFt (1,672.2 SqM)

- New Build Industrial Units
- Adjacent to new Morrison's Supermarket
- Prominent Road Side Location
- Just off Junction 3 of the M18

TO LET

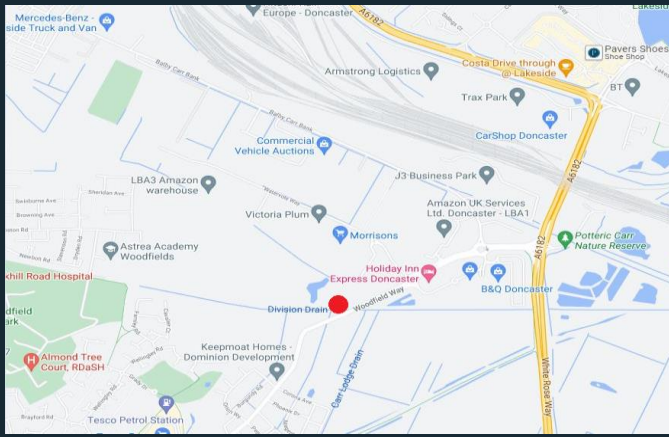


RICS

the mark of
property
professionalism
worldwide

barnsdales™

4 Sidings Court, Doncaster DN4 5NU



LOCATION

This property is situated on Woodfield Way, adjacent to Morrisons Supermarket, on the well-established First Point Business Park. The site is located to the south of Doncaster Town Centre and is in close proximity of Junction 3 of the M18.

DESCRIPTION

Pre-lets being sought for new industrial unit comprising 18,000 sq ft located in this prominent location adjacent to Morrisons with a large road side frontage onto Woodfield Way.

18,000 sq ft unit due to be constructed in 2021 with occupation possible for Q4 2021. The unit is capable of sub division into 2 x 9,000 sq ft units (A & B).

The site fronts Woodfield Way and benefits from a dedicated left and right egress and ingress. Other nearby occupiers include B&Q, Holiday Inn, Kia Cars, One Call and Amazon.

RENT

On Application

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be assessed.

RATING

To be assessed

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or

purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Total 18,000 SqFt (1,672.2 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Jason Barnsdale MRICS
Barnsdales - Chartered Surveyors
Tel: 01302 308 174
jason@barnsdales.co.uk

Or our joint agent:

CPP on 0114 273 8857

Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.