

# New Build Warehouse/Industrial Unit To Let

Connection Business Park, Woodfield Way,  
Doncaster DN4 5JP



## New Warehouse/Industrial Unit Size 15,000 to 35,150 sq ft (1,393 to 3,266 sq m)

- Completion October 2021
- High quality new build unit
- Excellent position close to Junction 3 M18

# New Warehouse/Industrial Unit

## Size 15,000 to 35,150 sq ft (1,393 to 3,266 sq m)

### Location

Connection Business Park is situated on Woodfield Way, adjacent to the 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

The unit is currently under construction and is due for completion in October 2021. The unit will provide a high quality, new build industrial/warehouse unit with a clear internal warehouse height of 7.5m. There will be generous yard/circulation areas with ample car parking. Office accommodation will be provided to suit end users specific requirements. The unit will have two level access and one dock level loading door.

### Accommodation

The proposed unit is capable of being split to create an individual unit of approximately 15,000 sq ft. The total gross internal floor area will be:-

Description	Sq ft	Sq m
Warehouse	35,150	3,266
Ground Floor Office	To be agreed	
<b>TOTAL</b>	<b>35,150</b>	<b>3,266</b>

### Terms

The building will be available by way of a new Full Repairing Lease for a term to be agreed. Please contact the agents for more information.

The annual rent will be based on **£6.50 per sq ft**, per annum exclusive. VAT will be charged on the rent.

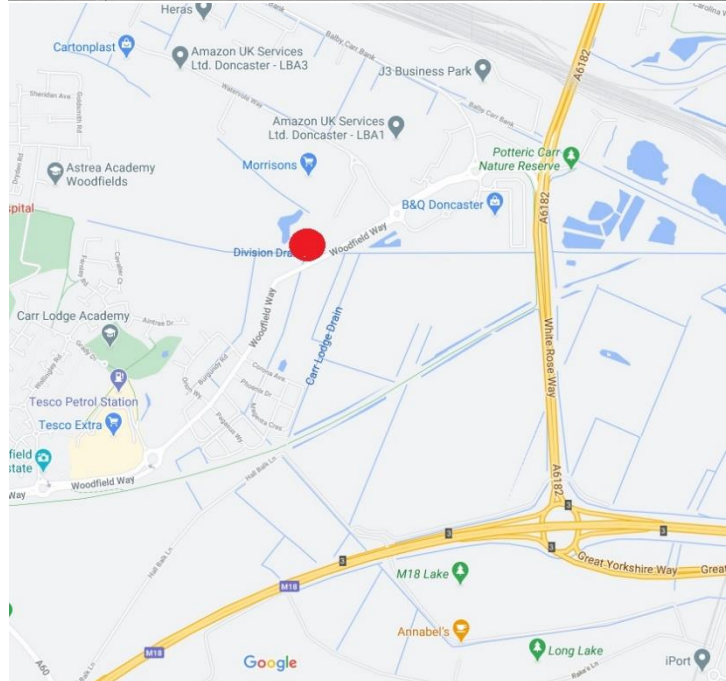
### EPC Rating

To be assessed.

### Legal Costs

Each party is to bear their own legal costs incurred in any transaction.

**Date of Particulars** August 2021



### Further Information

For further information please contact the below:

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