



## New Build Industrial/Warehouse Unit 10,000 Sq Ft (929 Sq M)

- Under Construction - Due for completion October 22
- 7.5m eaves height
- High quality industrial/warehouse unit

# New Build Industrial/Warehouse Unit

## 10,000 Sq Ft (929 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

New build industrial / warehouse unit now under construction and due for completion in October 2022.

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.

The unit will be 10,000 sq ft in total.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	10,000	929
<b>TOTAL</b>	<b>10,000 SQ FT</b>	<b>929 SQ M</b>

### Terms

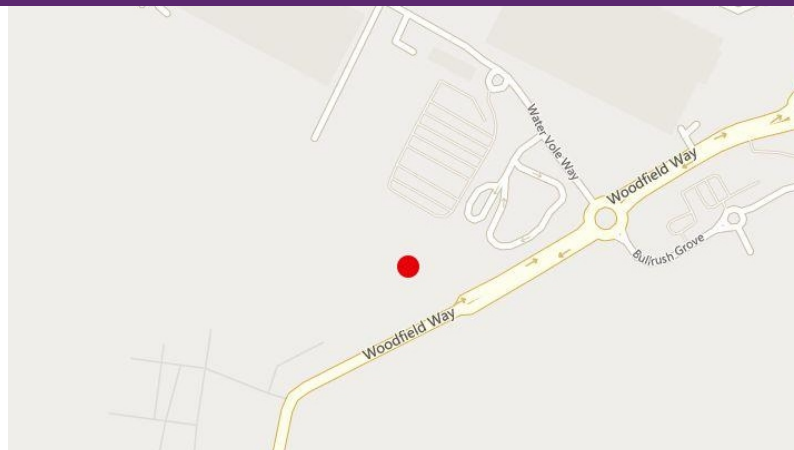
Available by way of a new lease to be agreed. Quoting rent is £72,500 per annum.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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