



**Churchill Road, Off Wheatley Hall Road**  
**Doncaster, South Yorkshire, DN1 2TF**

Leasehold | Warehouse | 50,300 Sq Ft | Flexible Terms



**TO LET**





## Location

The property sits in a prominent position on the north side of Wheatley Hall Road, approximately 1.5 miles from Doncaster City centre. The A630 arterial road provides easy access to Junction 4 M18 approx 4.5 miles linking the surrounding motorway networks A1(M), M180, M1 and M62.

The warehouse is located in a commercially viable area of Doncaster which represents prime automotive retailers, Nissan, Volvo, Mercedes Benz, Honda, Audi, and in turn many warehouse and trade occupiers, Polypipe, Bosch, DB SCHENKER, Howarth Timber and Screwfix.



## Description

The building is constructed of steel portal frame with metal sheet clad elevations and internal block infills. Internally the warehouse provides open plan double bay warehouse accommodation with concrete floor, min eaves 7.63m and max eaves 9.34m, three ground level loading doors, small office, WC and staff facilities. Externally there is a yard to the front and side with secure fencing.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

|           | Sq M     | Sq Ft  |
|-----------|----------|--------|
| Warehouse | 4,673.02 | 50,300 |

The property sits on a site area of approx 2.44 acres.



## Amenities



7.63m - 9.34m



3 loading doors



Secure Fenced



C (62)



M18 - 4.5 miles



50,300 sq ft







## Further information



### Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

### Rent

Rent on application.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

The EPC rating is C (62).

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by appointment with the agent.





# Churchill Road, Doncaster



|  |  |
|--|--|
|  | <b>Approximate Travel Distances</b>  |
|  | <b>Locations</b> <ul style="list-style-type: none"><li>• J4 - M18 - 4.5 miles</li><li>• J36 of A1 - 3.9 miles</li><li>• Leeds - 34 miles</li></ul> |
|  | <b>Nearest Station</b> <ul style="list-style-type: none"><li>• Doncaster - 1.5 miles</li></ul>   |
|  | <b>Nearest Airport</b> <ul style="list-style-type: none"><li>• East Midlands</li></ul>   |
|  | <b>Nearest Port</b> <ul style="list-style-type: none"><li>• Humberside - 46.8 miles</li></ul>  |

|  |                                 |
|--|---------------------------------|
|  | <b>Viewings</b>                 |
|  | <b>Miles Youdan</b>             |
|  | 01302 243905                    |
|  | 07841 804752                    |
|  | Miles.Youdan@fishergerman.co.uk |
|  | <b>Lucy Johnson</b>             |
|  | 01302 493694                    |
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Particulars dated 06/2023. Photographs dated 04/2022