barnsdales™ GROUP

Industrial, Industrial (Multi Let Scheme), Industrial / Storage, Warehouse To Let

£27,000 per annum

5,436 sq ft

Victoria Mill Business Park, Wharf Rd, Doncaster, DN1 2ST

Former Mill - First floor warehousing/ studio/ storage space available

- Established Industrial area
- Large car park (50+ vehicle capacity)
- Ample circulation space
- Good tenant mix
- Central location

www.barnsdales.co.uk



Victoria Mill Business Park, Wharf Rd, Doncaster, DN1 2ST

Summary

- Rent: £27,000 per annum
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Terms: 5 years

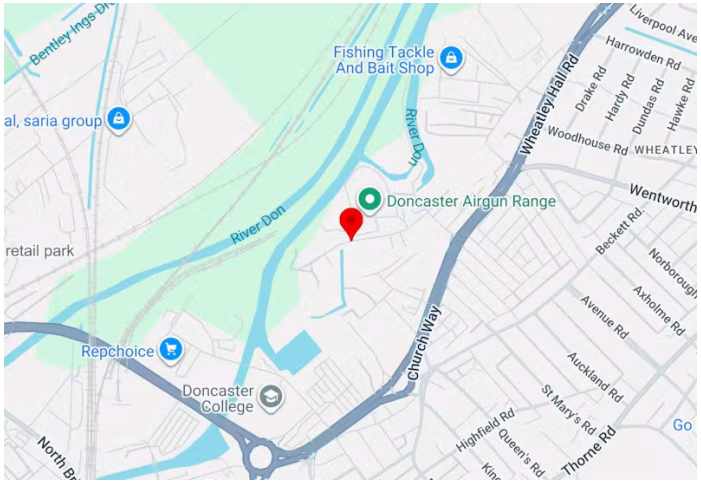
Further information

- View details on our website
- View Microsite

Contact & Viewings

James Humphreys
07944 938 254
james.humphreys@barnsdales.co.uk

www.barnsdales.co.uk





Description

Victoria Mill Industrial Estate is prominently situated off Wheatley Hall Road (A630). The estate occupies the site of a historic former textile mill, now converted and complemented by a range of modern industrial and warehouse units. The estate forms part of one of Doncaster's principal industrial and trade corridors, surrounded by established business occupiers and commercial premises.

First floor space is now available for immediate occupation following a full refurbishment through. The unit provides open plan storage/ warehousing space with ancillary offices toward the entrance with self contained W/C facilities and a newly fitted kitchenette within the main floor area.

Location

Direct access to Wheatley Hall Road (A630), a major arterial route serving Doncaster's commercial areas approximately 4 miles from M18 Motorway Junction 4 with quick links to the wider motorway network A1(M) Motorway, M62 and M180.

Terms

All lease terms to be discussed on application.

EPC

EPC rating D

Rates

Current Rateable Value as of April 2026 - £10,750 there for eligible for small business rate relief

Legal Fees

Each party to bear their own costs

Services

All services are assumed to be in situ however interested parties must make their own enquiries into service availability

VAT

VAT is not applicable

Viewings

James Humphreys
Surveyor
DD: 01302 304 430
T: 07944 938 254
E: james.humphreys@barnsdales.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.











