

# To Let

Unit 4, Wheatley Hall  
Trade Park, Doncaster,  
DN2 4LP

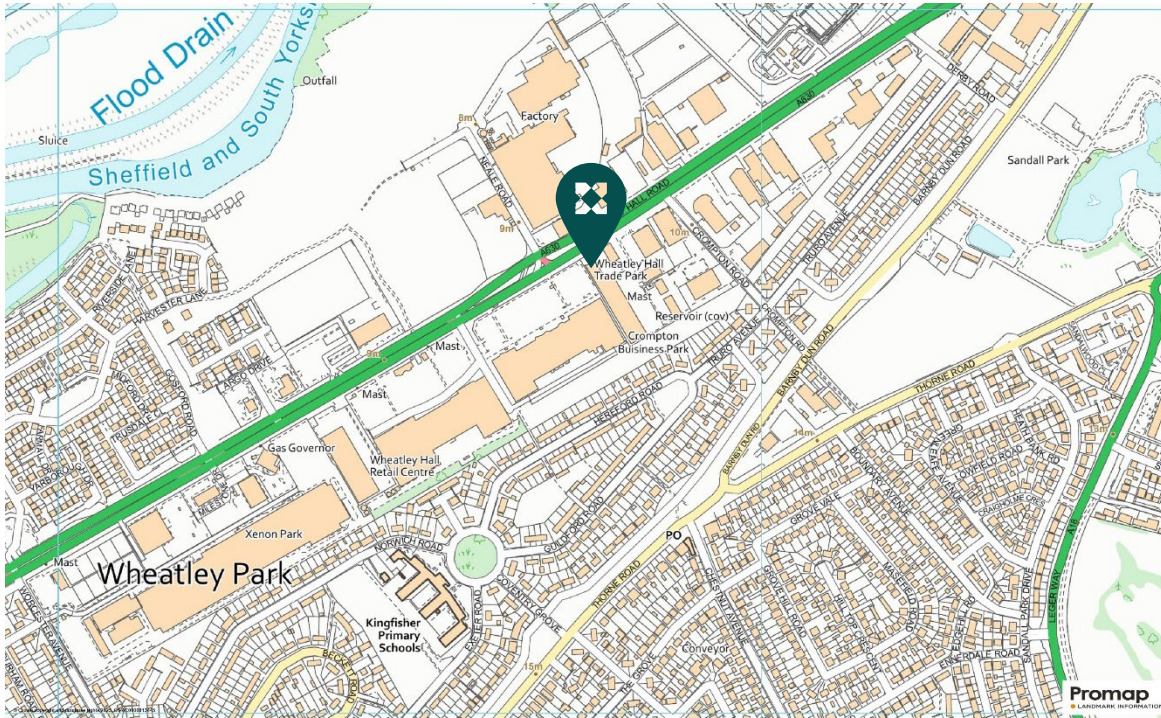
**4,131 sq ft (383.78 sq m)**

- Newly Refurbished Trade Counter / Industrial Unit
- Prominent Roadside / Trade Location
- Nearby occupiers including GSF Car Parts, Topps Tiles, Floor Giants and Formula One Autocentre

Your partners in property



# Location



This property is located on Wheatley Hall Trade Park, which sits on the A630 Wheatley Hall Road, a main arterial route through Doncaster forming a prominent location home to a variety of trade, roadside retail and industrial occupiers. Doncaster City Centre is approximately 1 mile to the southwest and Junction 4 of the M18 is just 4 miles to the east, allowing for wider regional and national access.

Wheatley Hall Trade Park is home to a variety of local and regional occupiers, such as GSF Car Parts, Topps Tiles and Formula One Autocentres.



## By Road

Approximate road travel distances are as follows:

Junction 4 M18:	4 miles
Junction 36 A1 (M):	3.6 miles
Doncaster City Centre:	1 Mile

# Description

The premises comprise a prominent mid-terraced trade / industrial unit of steel portal frame construction with half brick half clad elevations beneath a pitched roof incorporating translucent roof panels. Internally the property is delivered to a shell specification, ready for an ingoing occupier to fit out to suit their needs.

The property benefits from the following key features:

- Electric roller shutter access.
- 6m Clear working height.
- Canopied glazed pedestrian entrance.
- Kitchenette and W/C facilities.
- Large shared yard.
- Ample car parking.
- Connections to all main services, including three phase electricity.
- Prominent location on Wheatley Hall Road.



6m Clear  
Working Height



1x Ground Level  
Loading Doors



Shell  
Fit Out



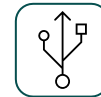
Newly  
Refurbished



Ample  
Car Parking



Good Sized  
Shared Yard



Connections to all  
mains services



Prominent  
Trade Location



Fibre  
Enabled

## Accommodation

From the measurements provided, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Unit 4	383.78	4,131

## Terms

The accommodation is available to let by way of a new lease on full repairing and insuring terms to be agreed.

## Rent

The quoting rent is available on request.

## Service Charge

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

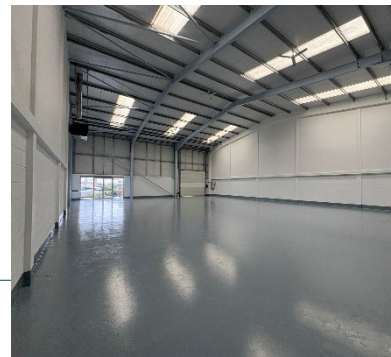
## EPC

A full EPC is available on request.

## Business Rates

The property has a Rateable Value of £28,750. From 1<sup>st</sup> April 2026 the Rateable Value is £32,500.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority in respect of Rates Payable.



# Contact

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

## Legal Costs

Each party to bear their own legal costs.

## VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



[www.knightfrank.co.uk](http://www.knightfrank.co.uk) / 0114 272 9750



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Particulars dated November 2025. Photographs dated November 2025.

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