

To Let

Mosham Road Industrial
Estate, Mosham Road,
Blaxton, Doncaster, DN9 3BA

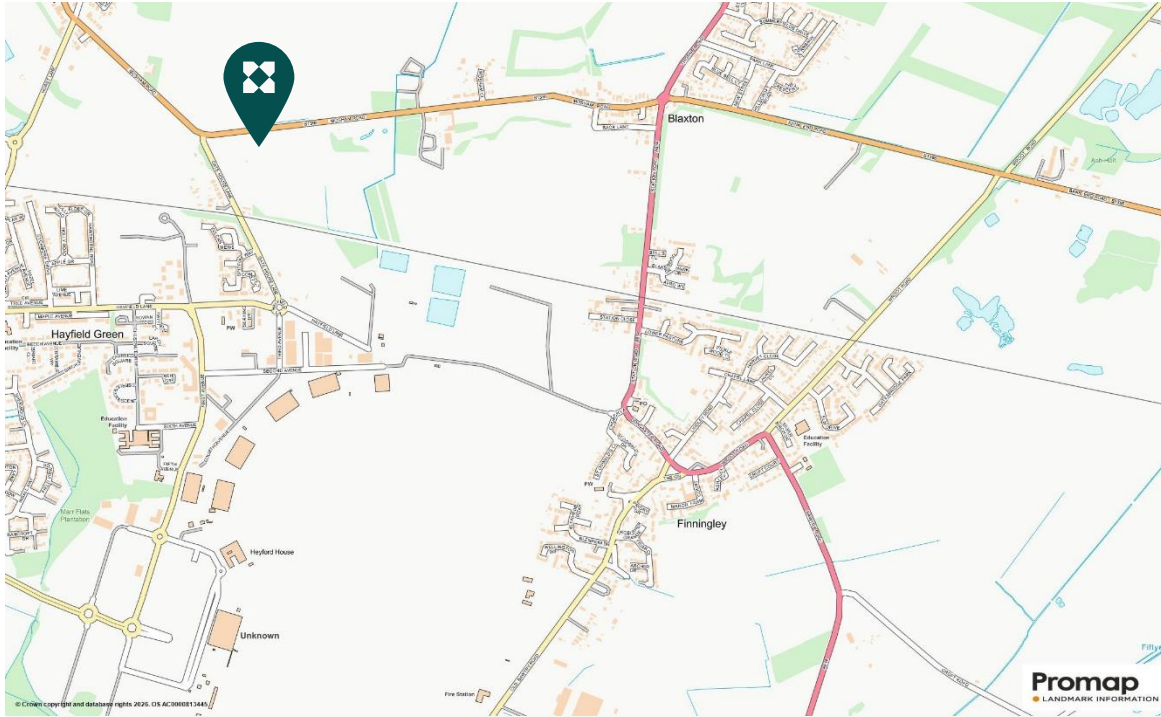
5,440 – 49,940 sq ft (505 – 4,638 sq. m)

- New industrial / warehouse development
- Easy access to Junction 3 M18
- Fitted offices
- Lighting to the warehouse
- Practical completion Q4 2026

Your partners in property



Location



The site is located in Auckley, approximately 5 ½ miles south east of Doncaster City centre and adjacent to the north west boundary of Doncaster Sheffield Robin Hood Airport.

The site is situated fronting and accessed off Mosham Road (B1396) at its junction with Gate House Lane to the west. The site is within close proximity to Great Yorkshire Way which provides direct access to the M18 Motorway at Junction 3. The M1, M180, A1(M) and M62 are also easily accessible.



By Road

Approximate road travel distances are as follows:

Junction 3 M18:	6 miles
Rotherham Town Centre:	9 miles
Doncaster City Centre:	5 miles

Description

Mosham Road Industrial Estate phase 1 is a new development of 12 units arranged over 2 terraces. The premises are finished to a specification including:

- 6.5m clear internal height
- Fully insulated building with full height roller shutter loading doors
- Fitted office accommodation to Ground and First Floor
- Lighting to the warehouse
- Three phase electricity
- Good sized external loading area with dedicated car parking
- Fibre enabled
- Solar to each unit

Units have been designed with flexibility and units can be combined to accommodate larger requirements where required.



6.5m clear
Internal height



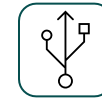
Roller Shutter
Loading Door



Fitted
Offices



Lighting to
Warehouse



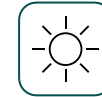
Three Phase
Power



Good Sized
Yard



Fibre
Enabled



Solar PV



Dedicated
Car Parking

Accommodation

Phase 1 will comprise Building 1 and 2. From the information provided, we understand that the accommodation will provide the following gross internal floor areas.

Building 1 – Target PC Dec 2026

Unit	Ground Floor Warehouse & Office		First Floor Office		Total GIA		Solar KW
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	
Unit 1	913	9,830	102	1,100	1,015	10,930	40KW
Unit 2	596	6,420	56	600	652	7,020	20KW
Unit 3	596	6,420	56	600	652	7,020	20KW
Unit 4	596	6,420	56	600	652	7,020	20KW
Unit 5	596	6,420	56	600	652	7,020	20KW
Unit 6	913	9,830	102	1,100	1,015	10,930	40KW
Total	4,210	45,340	428	4,600	4,638	49,940	

Building 2 – Target PC Sept 2026

Unit	Ground Floor Warehouse & Office		First Floor Office		Total GIA		Solar KW
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	
Unit 7	688	7,410	93	1,000	781	8,410	30KW
Unit 8	450	4,840	56	600	505	5,440	20KW
Unit 9	450	4,840	56	600	505	5,440	20KW
Unit 10	450	4,840	56	600	505	5,440	20KW
Unit 11	450	4,840	56	600	505	5,440	20KW
Unit 12	688	7,410	93	1,000	781	8,410	30KW
Total	3,186	34,180	410	4,400	3,582	38,580	

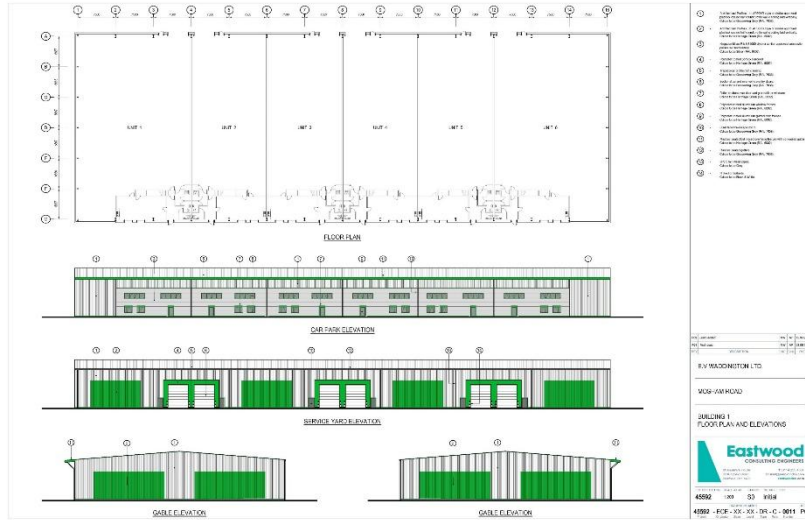
NB: Units can be combined to accommodate larger requirements

Rent

The quoting rent is £8.25 per sq ft per annum exclusive.

Service Charge

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



EPC

Available on completion – Predicted A



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



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Particulars dated April 2026 Photographs dated April 2026.

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