

# INDURENT

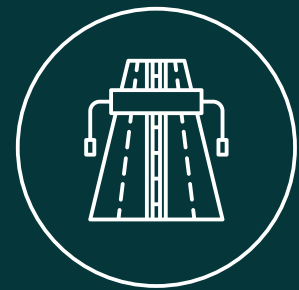
## PARK DONCASTER

WHEATLEY HALL ROAD DN2 4LT  
///GRANTS.NEON.POWERS

INDUSTRIAL / WAREHOUSE FACILITY

UNIT C: 32,053 SQ FT (2,977.8 SQ M)

Ready for Immediate Occupation.



Easy access to  
J3 and J4 M18.



Flexible terms available.



Warehousing that Works.

# High performance space for your business.

Indurent Park Doncaster, Wheatley Hall Road offers flexible, industrial and warehouse space, featuring generous parking and external yard areas. Specification includes 3-phase power, transparent roof lights for natural illumination, 24-hour access, and CCTV security. The premises also have fitted offices with lift access to first floor, WCs and a kitchenette.

Wheatley Hall Road is ideally situated between Doncaster town centre and the M18 motorway, providing excellent connectivity for logistics and distribution. The estate benefits from attractive landscaping, creating a well-maintained and professional business environment.

With a quality specification and a prime location, Wheatley Hall Road is an ideal choice for industrial and warehouse occupiers in Doncaster.



275 KVA power.



Two ground level loading doors.



LED lighting.



Secure yard with separate car park.



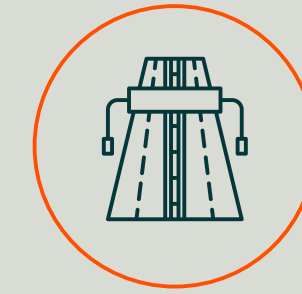
8m eaves height.



Office accommodation.



# Why choose Indurent Park Doncaster?



Ideally situated between Doncaster town centre and the M18 motorway, this location provides excellent connectivity for logistics and distribution.



Part of a thriving business community including Mawdsleys, DB Schenker and Bosch.



The estate benefits from attractive landscaping, creating a well-maintained and professional business environment.



- NEARBY SHOPPING & AMENITIES**
- |                 |                 |
|-----------------|-----------------|
| 1. Starbucks    | 7. TK Maxx      |
| 2. Costa Coffee | 8. Next         |
| 3. Aldi         | 9. M&S Foodhall |
| 4. Dunelm       | 10. Superdrug   |
| 5. Subway       | 11. Boots       |
| 6. Farmfoods    | 12. Matalan     |



## POPULATION.

Doncaster population: 308,607  
Population within 30 minute drivetime: 1.4million.



## ECONOMICALLY ACTIVE RESIDENTS.

Within a 30 minute drivetime:  
57.7% of the catchment population aged 16+.



## LABOUR COST SAVINGS.

Average weekly pay in Doncaster is  
8.22% lower than the national average.



## UNEMPLOYMENT RATE.

3.2%

Source: ONS



Warehousing that Works.



# Aerial plan.



STONEACRE

VERHOEK EUROPE

UNIT C

MAWDSLEYS

CLEAN POWER  
HYDROGEN GROUP

EURO CAR PARTS

HITACHI

YESSS ELECTRICAL

DULUX

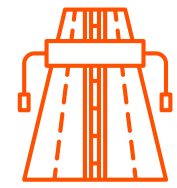
STARBUCKS



Warehousing that Works.

A630 WHEATLEY  
HALL ROAD

# You're well-connected.



## MAJOR ROADS

A1 (M)	4 miles
M18 J4	5 miles
M18 J3	7 miles



## CITIES/MAJOR TOWNS

Doncaster City Centre	2 miles
Rotherham	16 miles
Sheffield	24 miles
Leeds	36 miles



## PORTS

Immingham Docks	47 miles
Humber Ports	50 miles



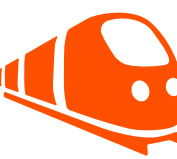
## AIRPORTS

Doncaster Sheffield	10 miles
Leeds Bradford	45 miles
Manchester	67 miles



## FREIGHT STATIONS

Doncaster Freightliner	3 miles
Doncaster Iport	6 miles
Wakefield Europort	22 miles



## RAILWAY STATIONS

Doncaster	2 miles
Sheffield	23 miles



Warehousing that Works.



--- Route to unit

**Drive times**

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.

# Schedule of accommodation.

UNIT C	
WAREHOUSE	29,093 SQ FT (2,702.8 SQ M)
GROUND FLOOR	1,480 SQ FT (137.5 SQ M)
FIRST FLOOR OFFICE	1,480 SQ FT (137.5 SQ M)
TOTAL	32,053 SQ FT (2,977.8 SQ M)

All floor areas are approximate gross internal areas.

- Steel portal framed building
- 8m eaves height
- 2 ground level loading access doors
- 35m yard
- Ground and first floor office accommodation
- Lift access to first floor
- WCs and kitchenette
- Lighting to the warehouse
- Connections to all mains services
- Secure yard area
- 20 marked car parking spaces

# Masterplan.



Masterplan is indicative.



Warehousing that Works.



**HENRIETTA DANIELS**

*Senior Asset Manager*

📞 07870 845 650

✉️ [henrietta.daniels@indurent.com](mailto:henrietta.daniels@indurent.com)



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Daniel Walker  
M: 07920 151 117  
E: [daniel@gvproperty.co.uk](mailto:daniel@gvproperty.co.uk)

Jonathan Jacob  
M: 07809 256 118  
E: [jonathan@gvproperty.co.uk](mailto:jonathan@gvproperty.co.uk)



Rebecca Schofield  
M: 07776 172 123  
E: [rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)

Harry Orwin-Allen  
M: 07467 912 623  
E: [harry.orwin-allen@knightfrank.com](mailto:harry.orwin-allen@knightfrank.com)