



INDURENT

PARK DONCASTER

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

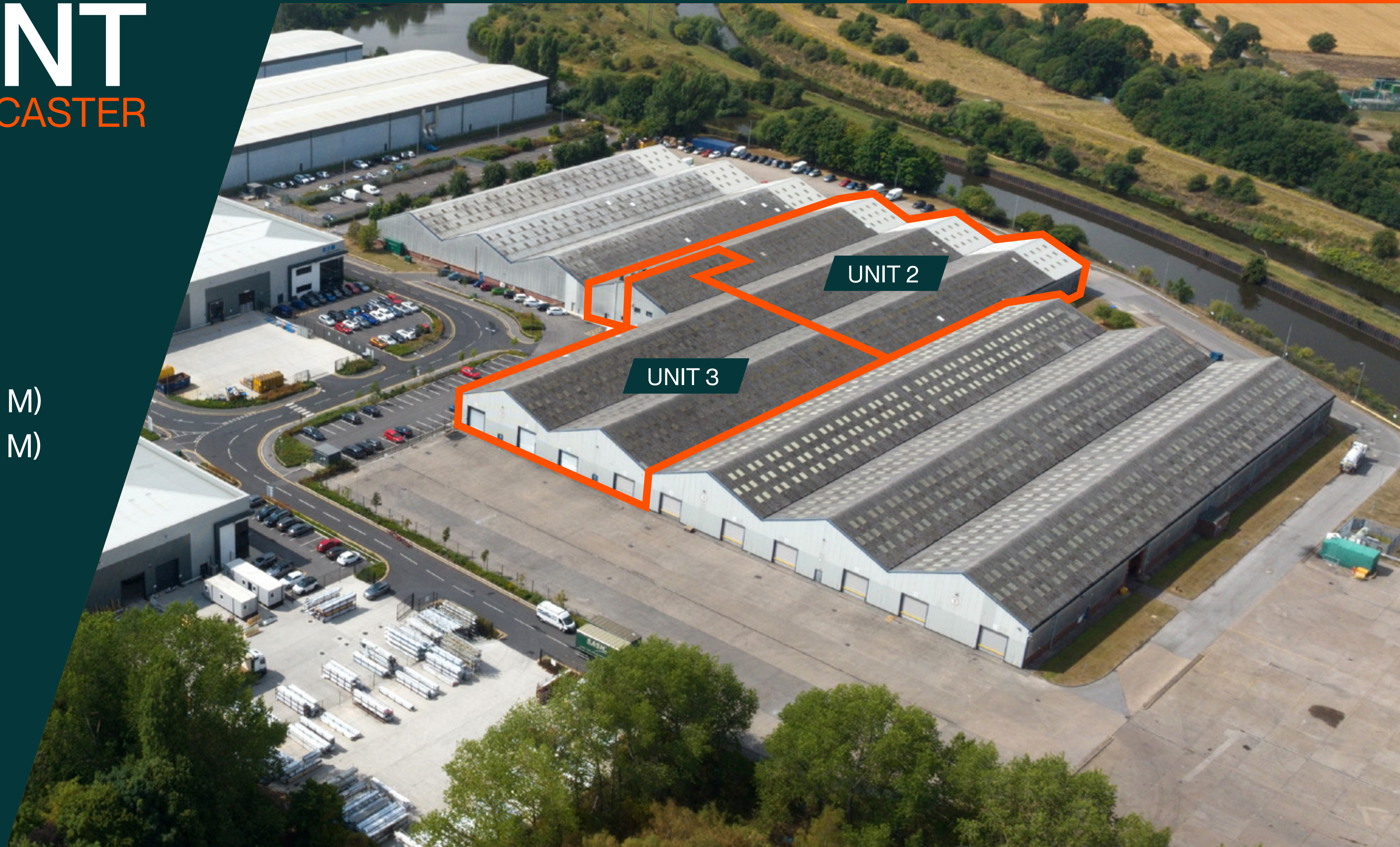
INDUSTRIAL / WAREHOUSE FACILITY

UNIT 2 TO LET: 54,567 SQ FT (5,069 SQ M)

UNIT 3 TO LET: 39,367 SQ FT (3,657 SQ M)

UNIT 2 & 3 COMBINED TO OFFER:
93,934 SQ FT (8,726 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.

Units 2 and 3 can be leased together or separately to suit business requirements.

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.



Ground and raised level loading.



LED lighting.



Secure premise with 24-hour access.



3-phase power.



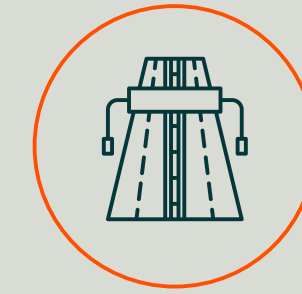
Transparent roof lights.



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.



Warehousing that Works.



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.



A630 WHEATLEY
HALL ROAD

PARKLANDS SPORTS
& SOCIAL CLUB

STARBUCKS

HITACHI

MAWDSLEYS

AUDI DONCASTER

CLEAN POWER
HYDROGEN GROUP

STONEACRE

VERHOEK EUROPE

UNIT 2 & 3

FITRITE FENCING
AND DECKING

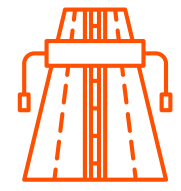
NATIONAL GRID



Warehousing that Works.

Aerial plan Indurent Park, Doncaster

You're well-connected.



MAJOR ROADS

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



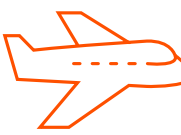
CITIES/MAJOR TOWNS

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



PORTS

Immingham Docks	47 miles
Humber Ports	50 miles



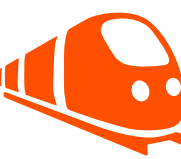
AIRPORTS

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

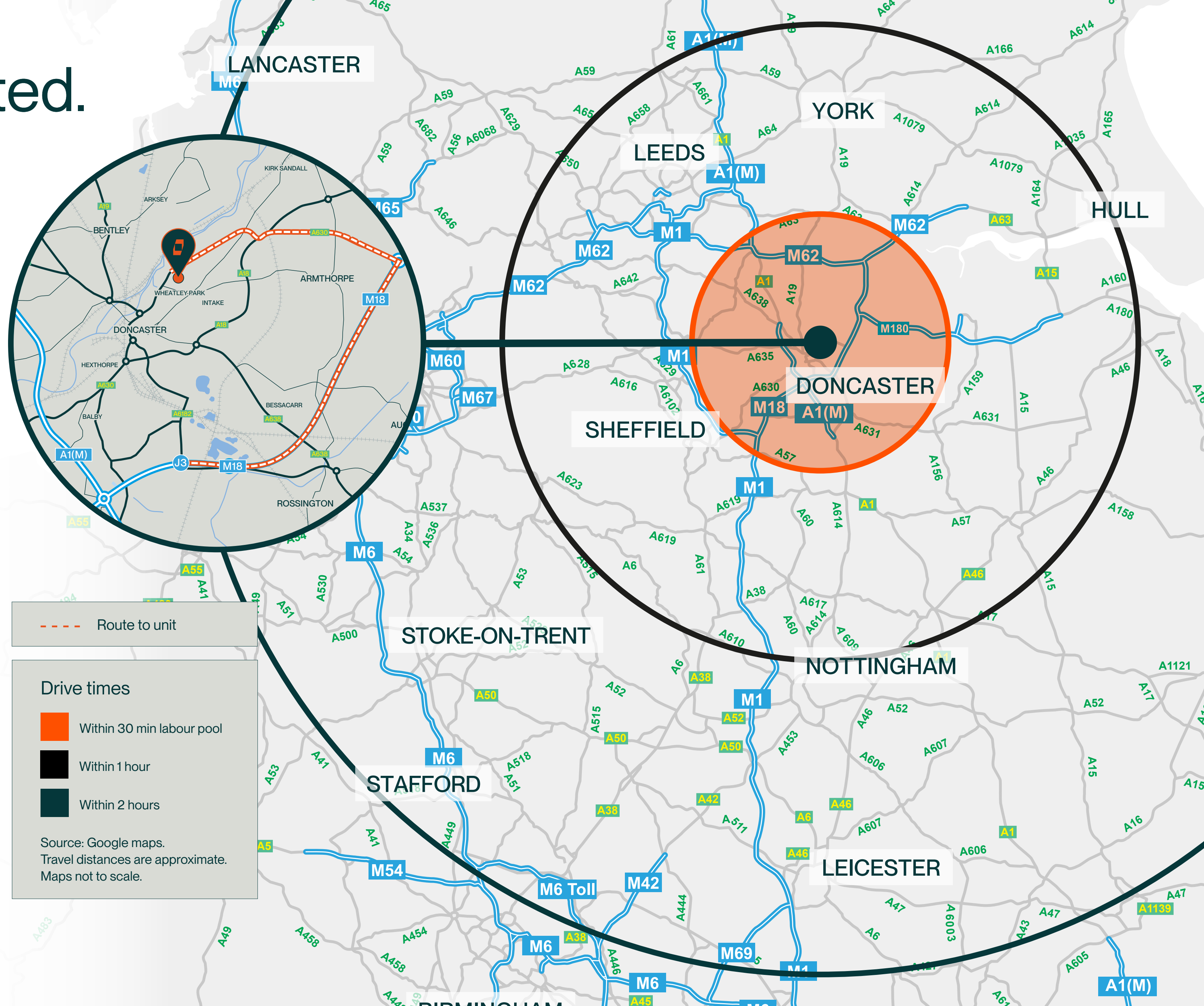


RAILWAY STATIONS

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.

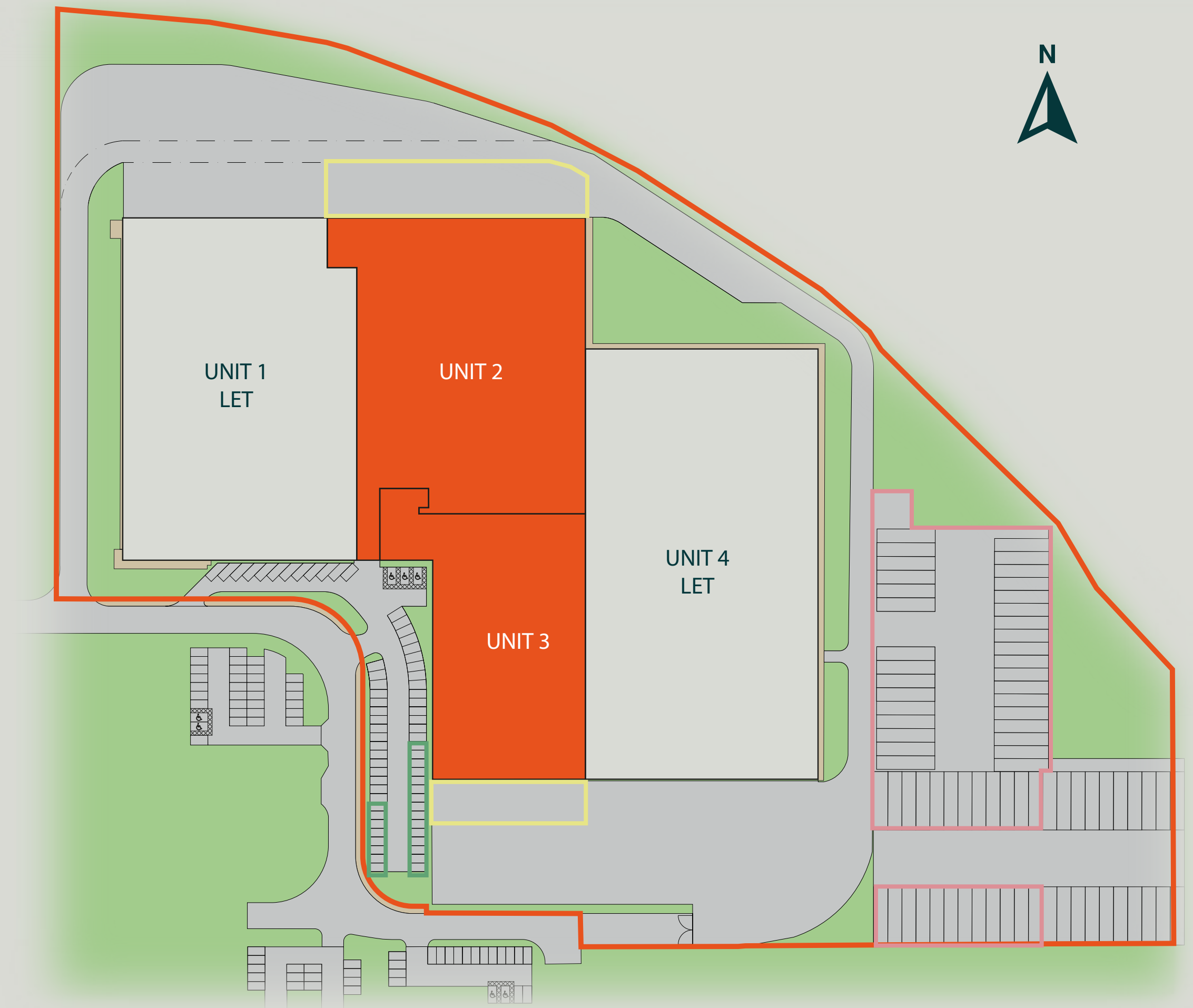
Masterplan.

	SQ FT	SQ M
UNIT 2	54,567	5,069
UNIT 3	39,367	3,657
TOTAL	93,934	8,726

All floor areas are approximate gross internal areas.

Unit 2 and 3 - Available individually or as a single unit.

- Easy access into Doncaster town centre and the M18 J3 and J4
- Ground and raised level loading access to unit 2. Ground level loading to unit 3
- 5.5m eaves
- Steel frame construction with steel trussed roof
- Lighting to the warehouse
- Connections to mains services
- Offices to unit 3
- Secure site with barrier access
- Good sized rear areas
- Trailer parking
- 24/7 security



Masterplan is indicative.

Container Storage

Parking and Loading

Car Parking



Warehousing that Works.



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