

## Unit 7,

Wheatley Hall Trade & Retail Park

**Workin**  
COMMERCIAL PROPERTY

DN2 4BH



### SUMMARY:

- Established business park
- Immediately Available
- Part fitted unit
- Excellent location

**TO LET**  
**TRADE COUNTER UNIT**

### Workin Commercial Property

tel: 01302 359 032

email: [contact@workin-commercial.co.uk](mailto:contact@workin-commercial.co.uk)

74 Everton Road, Sheffield, S11 8RY

[workin-commercial.co.uk](http://workin-commercial.co.uk)



**RICS**

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### Trade Counter Unit To Let

TOTAL SIZE

**2,710 sqft**

251 sq.M

## Unit 7,

### Wheatley Hall Trade & Retail Park

**DN2 4BH**

#### Location

Wheatley Hall Trade & Retail Park is situated in an extremely prominent position, on a corner plot fronting Wheatley Hall Road (A630), Barnby Dun Road and West Lane. The business centre is located approximately 1 mile to the north Doncaster Town Centre and is accessed directly off Wheatley Hall Road.

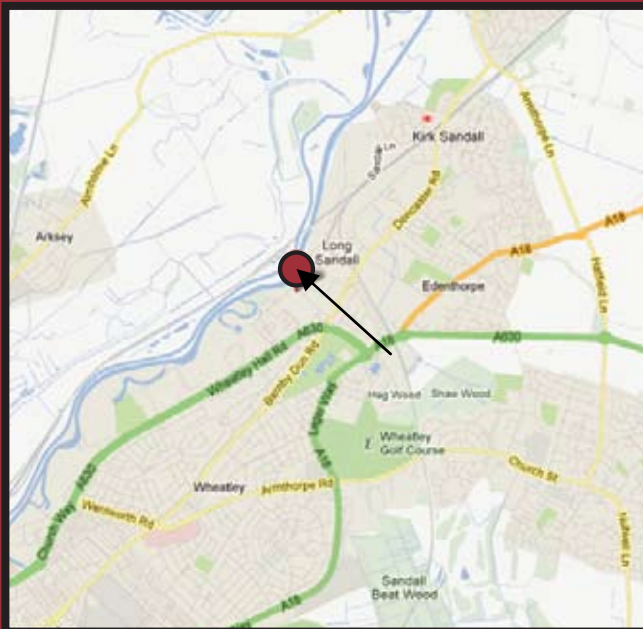
Other occupiers include; Discount Roofing and Building Supplies; Tool Station; Morrells Woodfinishing Ltd; Screwfix; Mellors; ACS Computer Stores; and Arco.

#### Accommodation

Arranged entirely over ground floor, the unit provides 2,710 sqft (251.76 sqm) GIA.

#### Specification

The unit has been fitted out in a style of trade counter with showroom and storage area.



#### Description

Wheatley Hall Trade & Retail Park is a modern business park providing a mix of high quality business and trade units. The units benefit from the following specification;

- High quality external finish
- Glazed entrances
- Large electrically operated roller shutter doors
- Eaves height of 5.5 metres
- Floor loading of 30 kN/sq.m
- Dedicated parking and service area

#### Rents

The commencing rent will be £21,500 per annum exclusive of all other outgoings, subject to 5 yearly rent reviews.

#### Terms

The property is available on a new lease for a term in multiples of 5 years on a full repairing and insuring basis.

#### Costs

Both parties will be responsible for their own legal and professional costs incurred in this transaction.

#### Planning

The unit has planning consent for B1, B2, B8 and Trade-counter use.

#### Rates

We are advised by the VOA that the property has a rateable value of £15,500 making rates payable of £7,099 (2012/2013)

**For more information or to view the property please contact:**

**Jamie Smyth** - tel: 07766551971,  
email: [jamie@workin-commercial.co.uk](mailto:jamie@workin-commercial.co.uk)

**Ryan Stevens** - tel: 07747630336,  
email: [ryan@workin-commercial.co.uk](mailto:ryan@workin-commercial.co.uk)



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