

# TO LET

Storage land/transport depot  
Available as a whole or to split  
From 1.59 - 3.70 acres

**Land & Buildings at Ten Pound Walk**  
Doncaster, South Yorkshire, DN4 5HX





# LAND AND BUILDINGS AT TEN POUND WALK



**Land & Buildings at Ten Pound Walk, Doncaster, South Yorkshire, DN4 5HX**



**A rare opportunity to let modern office and warehouse space across a c. 3.70 acre site, in an established industrial location. Available as a whole or split.**

- Approximately 1.59 - 3.70 acres (0.64 - 1.50 hectares)
- Rare rental opportunity
- Potential to rent offices and warehouse separately
- Secure site
- Hardstanding surface
- Excellent connectivity to motorway network via Junction 3 of the M18 and Junction 35 of the A1(M)
- Roller shutter entrance to the warehouse
- Level and secure yard areas
- Suit a range of businesses
- Rent on application



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# A rare opportunity to let prime open storage land/transport depot

## Location

The site is located on the popular Ten Pound Walk area of Doncaster which is accessed from White Rose Way. The property has fantastic road linkage with Junction 3 of the M18 being only 1.5 miles away, providing easy access to the A1 (3 miles away) and the M1 (approximately 10 miles to the south). The area is popular for logistics and rail occupiers, with Volker Rail and Network Rail close by.

## Description

The well-located rail depot comprises of 3.7 acres of open storage and haulage uses. The site benefits from a two-storey office building measuring 6,661 sq ft and 1,332 sq ft of an interlinked warehouse/workshop, providing a total of 7,993 sq ft. The site is available to rent as a whole or can be split.

The property benefits from the following specification:

- Modern two storey office
- Detached office cabins in the yard/ car park area
- Roller shutter entrance to the warehouse
- Flexible space that would suit a range of businesses
- Approx. 3.7 acres of open storage
- Nearby occupiers include Network Rail, Tesco, Volker Rail, B&Q, Amazon and Hitachi Rail

## Accommodation

	Sq M	Sq Ft
Office	618.82	6,661
Warehouse	123.74	1,332
Total	742.57	7,993

## Rent

Rents on application - please contact the agent.

## Site Area

Approximately 3.70 acres.

## Tenure

Available on leasehold. Terms to be agreed.

## Business Rates

Please contact the VOA.

## Services

Mains services are connected.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## EPC

To be confirmed.

## Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

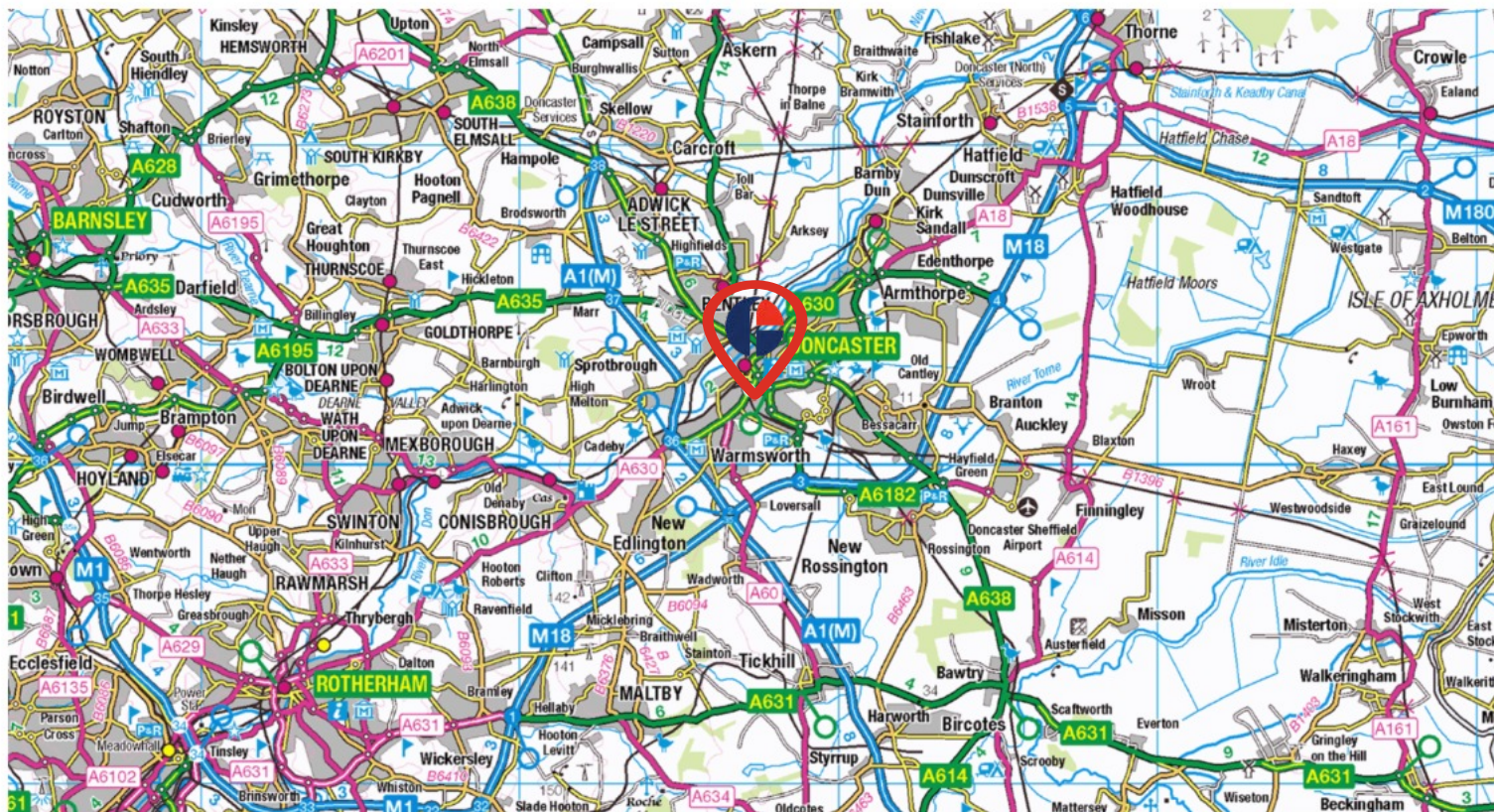
## Viewings

Strictly by prior arrangement with the agent.





# LAND AND BUILDINGS AT TEN POUND WALK



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## Approximate Travel Distances



## Locations

- Sheffield - 22.2 miles
- Leeds - 35.3 miles
- Hull - 50.8 miles
- Junction 3 of the M18 - 2.4 miles
- Junction 35 of the A1(M) - 4 miles



## Nearest Station

- Doncaster - 1.2 miles



## Nearest Airport

- Doncaster Sheffield - 6.5 miles



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