



## RETAIL PARK PROPERTY / CLASS A1

First Point, Woodfield Way, Doncaster DN4 8SJ



**UNDER  
OFFER**

**Rent: On application**

**Area**

13,692 Sq ft / 1,272 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**James Lamming**

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**Location:**

The premises are situated adjacent to the Morrisons Supermarket. Woodfield Way provides a principal link to the City Centre and to J3 of the M18 via White Rose Way.

The property is located approximately 1.5 miles South of Doncaster City Centre with nearby retail schemes and occupiers including The Lakeside Village Outlet, B&Q, Amazon Depot and Tesco Extra.

Located within 5 miles of Woodfield way, is Warren Park housing development, whereby over 270 new homes are being built.

The premises benefits from 600 shared car parking spaces.

**Accommodation:**

The premises are capable of being sub divided.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	13691.7	1272

**Rent:**

Upon application

**Tenure:**

The premises are available to let on a new lease on terms to be agreed.

**Business Rates:**

The property has not yet been assessed for Business Rates.

Interested parties are advised to make enquiries with Doncaster Metropolitan Borough Council.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates

**EPC:**

Energy Performance Asset Rating - B

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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