

**Retail Unit,  
First Point,  
Woodfield Way,  
Doncaster  
DN4 8SJ**



**RETAIL WAREHOUSE AVAILABLE  
OPEN AI NON FOOD PLANNING**

**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 Outlet Village, The Dome Leisure Complex, B&Q, Tesco Extra and Toys 'R' Us.

The premises benefit from 600 shared car parking spaces.

**Accommodation**

The premises comprise a purpose built retail unit designed over ground floor level, providing the following approximate gross internal floor area:-

Ground Floor:                      1,272 sq m                      (13,692 sq ft)

The premises are capable of being sub divided.

**Tenure**

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

**Rates**

The property has not been assessed for Business Rates. Interested parties are advised to make enquiries with Doncaster Metropolitan Borough Council.

**Viewing**

Please contact this office for further information or to arrange an inspection.

April 2017



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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

## FIRST POINT, DONCASTER, DN4 8SJ

