

Peregrine Court

Unit 2, Second Avenue, Auckley,
Doncaster, DN9 3RZ

Detached Industrial / Warehouse Unit
Available To Let | 17,064 sq ft



Available immediately



Detached Industrial / Warehouse Unit

Peregrine Court is a brand new unit finished to a high specification. The property benefits from two roller shutter doors with ground level loading, a generous eaves height of 7.5m, three-phase power and LED lighting to the office areas. The modern office area is fitted over two floors. Externally there is a secure gated compound providing substantial yard space, dedicated car parking and EV charging points.



Warehouse to let

17,064 sq ft



2 x Ground level
roller shutters



7.5 m eaves height



Three-phase
power



2 Storey Grade A
Office Space



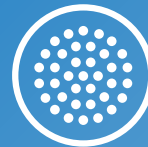
16 car parking
spaces



Gated entrance with
24-hour access



EPC rating 'A'



LED lighting



Secure Service
Yard

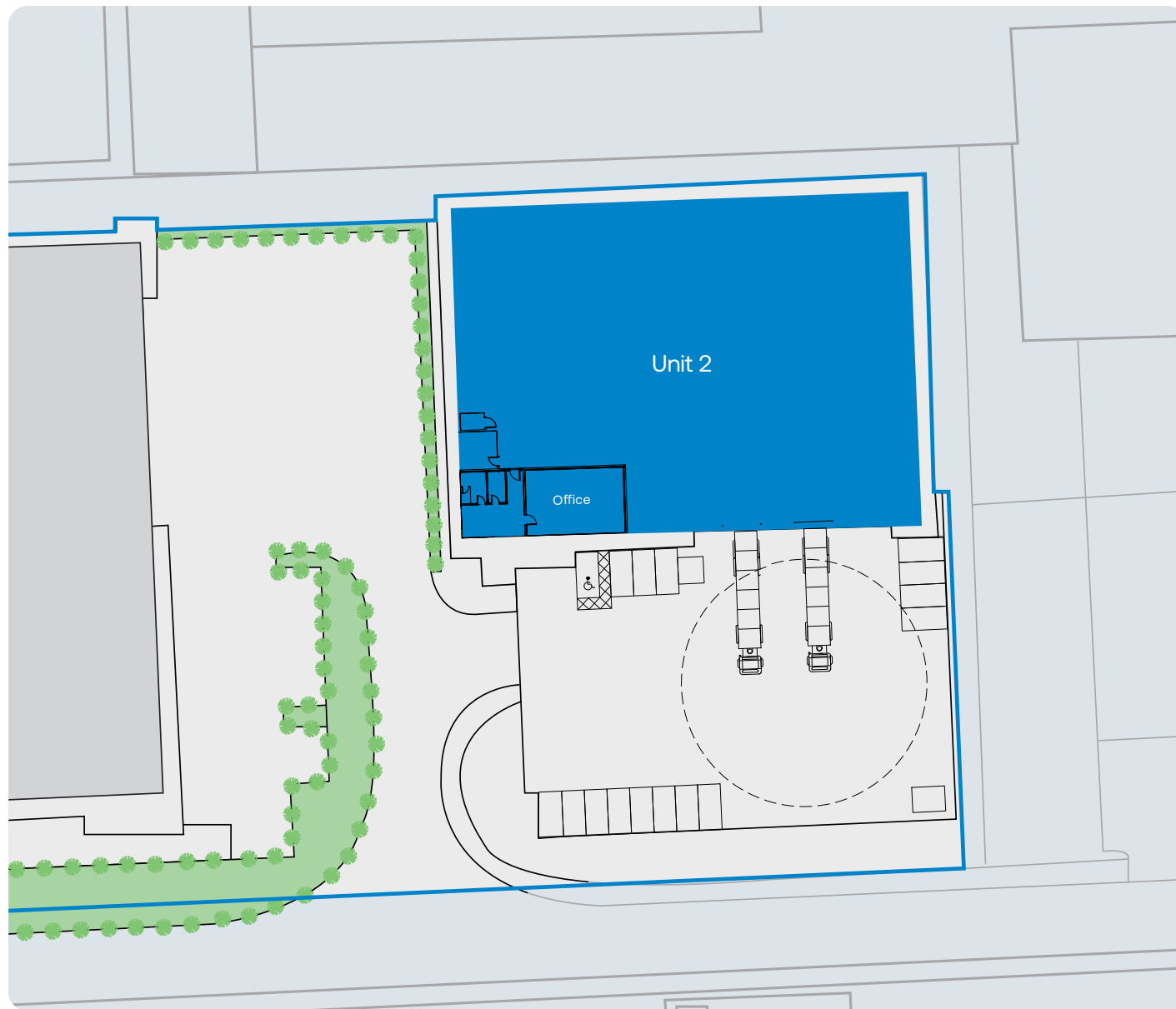


EV Charging Points

Site plan & accommodation

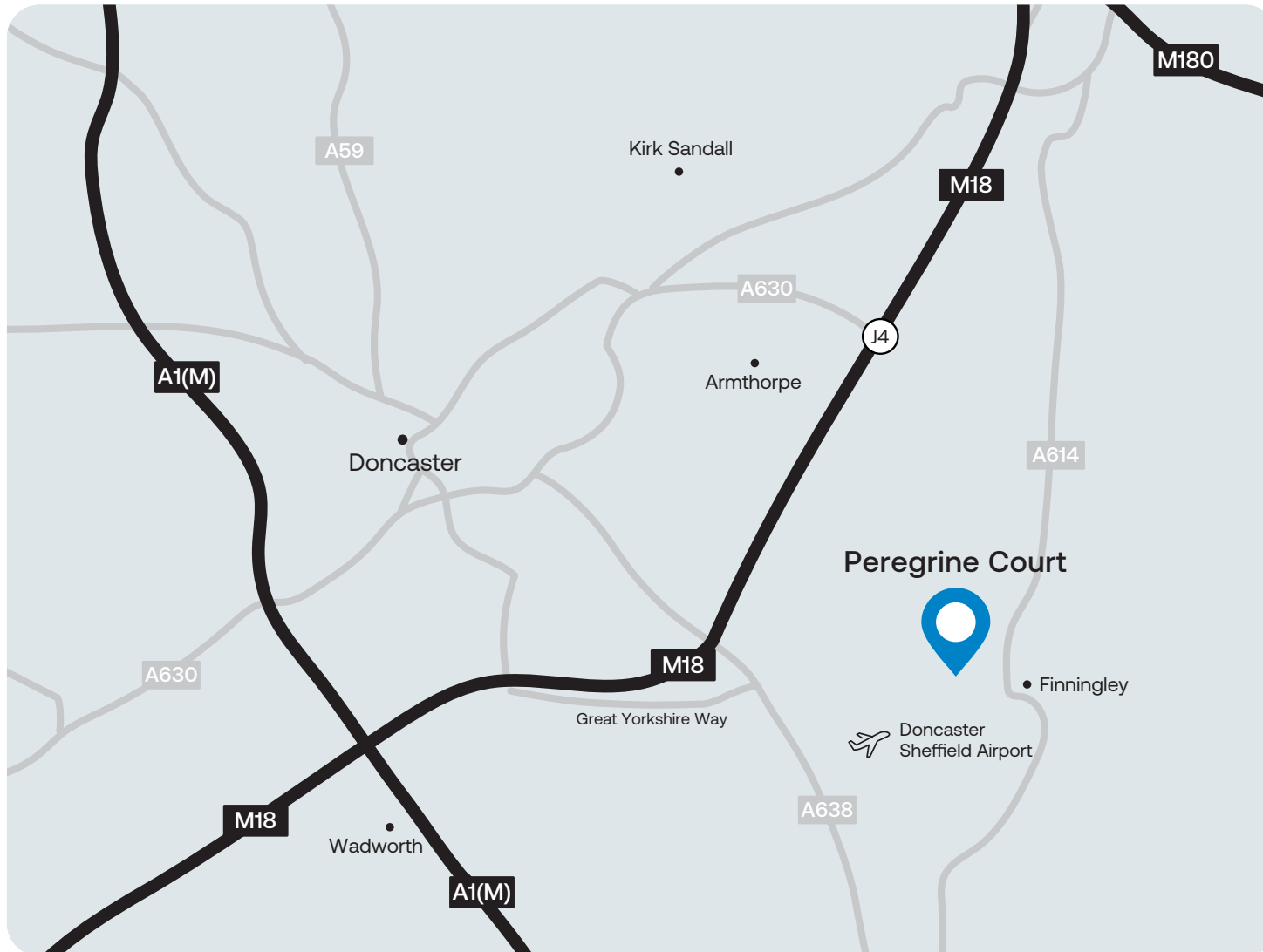
Unit	Property Type	Size (Sq M)	Size (Sq Ft)
Unit 2	Warehouse	1394.8	15,014
Unit 2	GF & FF Office	190.4	2,050
Total	-	1585.2	17,064

Floor areas based on gross internal area





Location



Peregrine Court is a new industrial / warehouse scheme adjacent to Doncaster Sheffield Airport, accessed off Second Avenue, which connects to Great Yorkshire Way (A6182) providing a direct link to Junction 3 of the M18 motorway. The intersection at Junction 2 of the M18 Motorway and Junction 35 of the A1(M) is also situated approximately 6 miles to the West. Doncaster City Centre is approximately 6.3 miles to the North West.



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[Book a viewing](#)

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Further information:

EPC
EPC rating A

Terms
Available on new full repairing and insuring leases.

VAT
VAT will be payable where applicable.

Legal Costs
All parties will be responsible for their own legal costs incurred in the transaction.

Anti - Money Laundering
In order to discharge its legal obligations, including under applicable anti money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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