

# West Moor Park Network Centre

West Moor (NS) Doncaster DN3 3GW

Warehouse | 790 - 2,084 ft<sup>2</sup>



24-hour access CCTV



Access to M1, M62 and A1(M)



Three-phase electricity

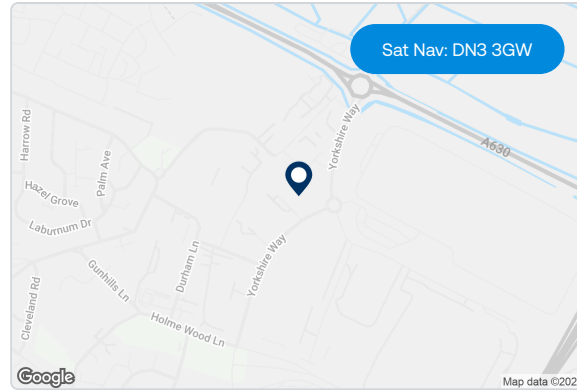


Ample parking

Available to Let



LastMileFirst | [mileway.com](https://mileway.com)



## Description

West Moor Park Network Centre offers premium, contemporary workspace units and self-contained office accommodations, ranging from 790 sq ft to 3,498 sq ft, designed to meet diverse business needs.

Unit 8 is a versatile workshop featuring three-phase power, modern restroom facilities, and a large bank of windows that flood the space with natural light. Access is convenient via a dedicated personnel door.

Unit 19 includes ancillary office space and a roller shutter door for easy loading and unloading. This unit is equipped with a dedicated kitchenette, modern restrooms, and three-phase power. Abundant natural light is provided through a combination of windows and skylights, creating a bright and productive environment.

The entire site benefits from 24-hour gated security, three-phase electricity, high-definition CCTV surveillance, and ample onsite parking, ensuring a safe, efficient, and comfortable working environment.

## Further information

### EPC

Unit 8: C  
Unit 19: C

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

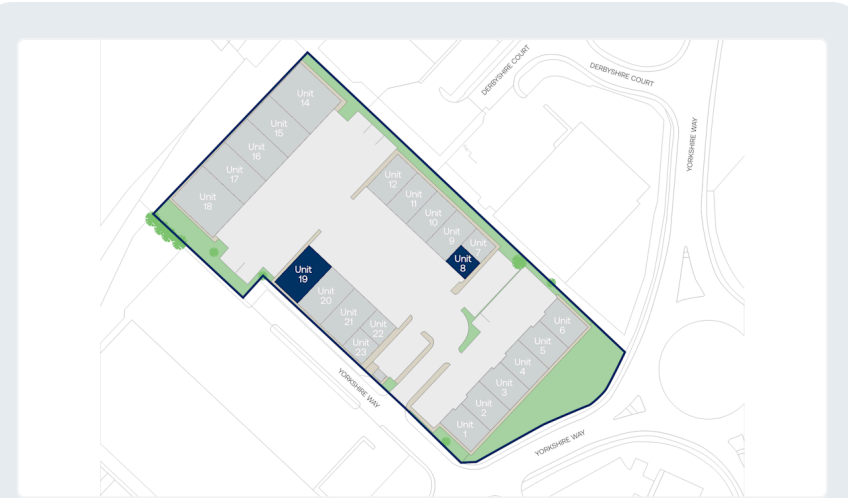
Available on new full repairing and insuring leases.

### Legal costs

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

## Location

West Moor Park Network Center is ideally located close to Junction 4 of the M18 with excellent links to the M1, M62 and A1(M). Doncaster City Centre is situated approximately 4 miles to the west.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 8	Warehouse	790	Immediately	889
Unit 19	Warehouse	2,084	Immediately	1,867
<b>Total</b>		<b>2,874</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

# Mileway

Charles Chilufya  
yorkshire@mileway.com  
0113 8683776

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**