

# 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)



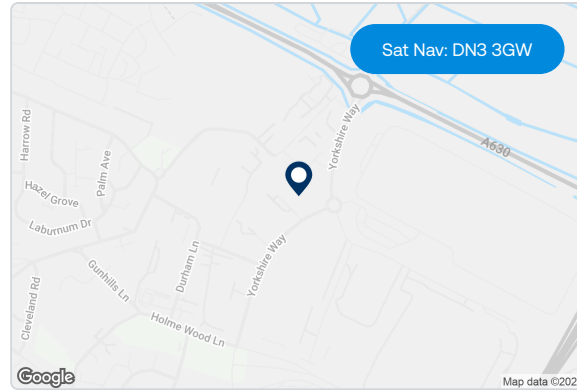
Three-phase electricity



Ample parking

Available to Let





## 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 3: C, 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

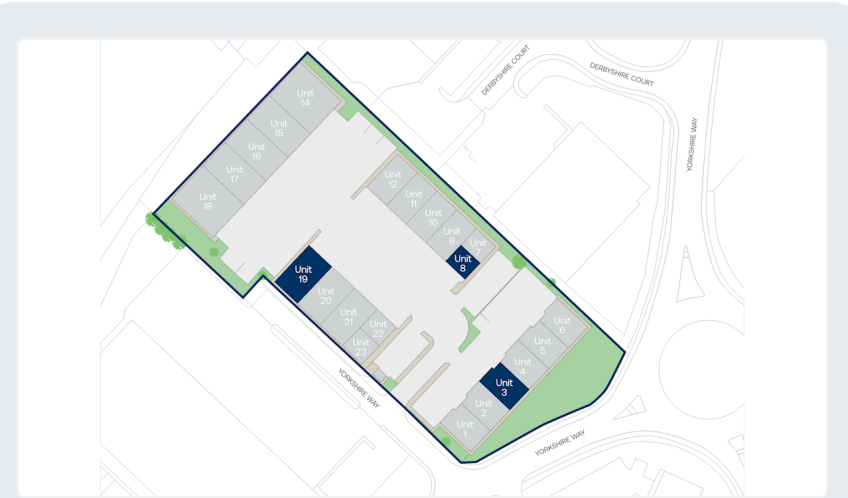
Available on new full repairing and insuring leases.

### 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 3	Warehouse	1,229	Immediately	1,089
Unit 8	Warehouse	790	Immediately	889
Unit 19	Warehouse	2,084	Immediately	1,867
<b>Total</b>		<b>4,103</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.

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# Mileway

Charles Chilufya  
yorkshire@mileway.com  
0113 8683776

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