

AVAILABLE NOW



Riverdale Business Park

M18

A630/
WHEATLEY HALL ROAD

A1(M)

A19 /
DONCASTER



Marrtree Business Park

QUEST PARK

WHEATLEY HALL ROAD
DONCASTER, DN2 4BQ



Marrtree Business Park

**NEW BUILD UNITS
TO LET**

**1,496 – 10,218 sq ft
on 3.6 acres**

ABOUT QUEST PARK

Located at the very successful Quest Park, Marrtree Business Park comprise of 3.6 acres of trade counter/ business units ranging in size from 1,496 - 10,218 sq ft.

The units are available on a leasehold basis, except the freehold of unit 5 which may be available.

Quest Park is already home to well known names including Toyota, Audi, Peugeot, Nissan, Dulux, Mawdsleys, National Grid, JCT 600 and Artesian Spas. Marrtree Business Park is accessed off a shared estate road serving the rest of Quest Park.



SPECIFICATION

- All mains services connected
- Eaves heights vary between units from 5m to 6m
- Floor loading 35 kn/sq m
- Electrically operated sectional overhead door
- Excellent yard and turning circle
- Minimum BREEAM "Very Good" rating
- Ample car parking provision
- Potential for secure self-contained yard
- Office/reception



THE SCHEME

The scheme has been constructed to provide high quality business units. There is consent for B1, B2 and B8 use classes.

The following range of sizes are available:

Unit	sq ft	sq m
1A	2,125	197
1B	1,498	139
1C	1,496	139
1D	1,500	139
1E	1,516	141
Total	8,135	755

Unit	sq ft	sq m
2A	2,815	262
2B	2,817	262
Total	5,632	524

Unit	sq ft	sq m
3A	3,593	334
3B	3,277	304
3C	Let	
3D	Let	
Total	6,870	638

Unit	sq ft	sq m
4A	Let	
4B	2,585	240
4C	2,575	239
4D	4,156	386
Total	9,316	865

Unit	sq ft	sq m
5	10,218	949
Total	10,218	949

B1, B2 and B8

TO LET INDUSTRIAL, WAREHOUSE OR TRADE COUNTER UNITS



LOCATION

Quest Park is just one mile from Doncaster Town Centre, on the popular and easily accessible Wheatley Hall Road (A630). The site is both easily accessible from the town centre itself or the motorway network.

The East Coast line provides a 1 hour and 40 minute service to Kings Cross London as well as good links to all of the other nearby major towns and cities. Regular bus routes run along Wheatley Hall Road providing a good public transport route from the town centre.

The site is within ten minutes drive time of both Junctions 3 or 4 of the M18 and Junctions 36 and 37 of the A1 (m) are approximately ten minutes drive respectively.

J36 A1(M) & J3/4 M18 - 10 minutes

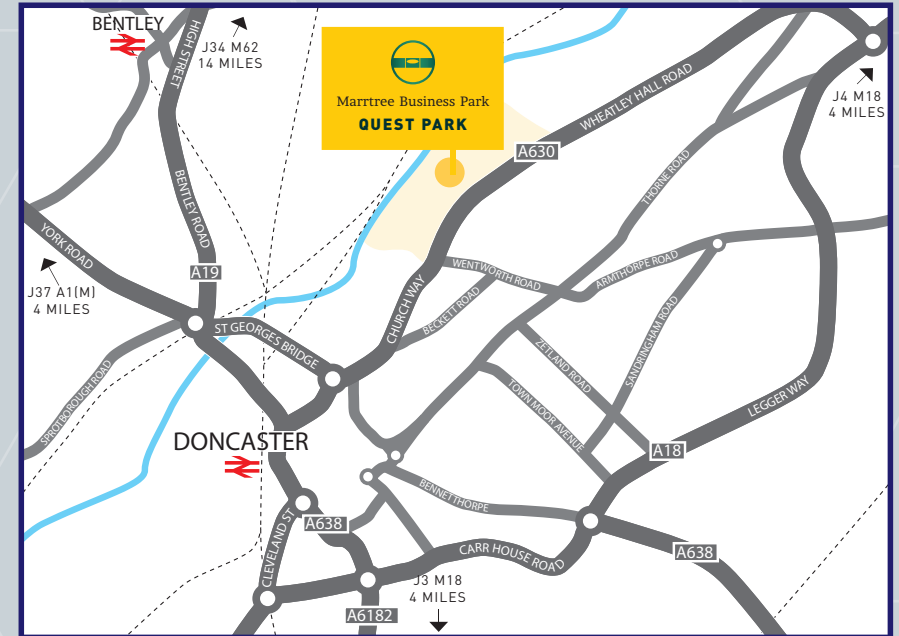
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