



**NORTHERN TRUST**  
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# TO LET

## UNITS 1-6 CROMPTON BUSINESS PARK

CROMPTON ROAD | DONCASTER | DN2 4PW

### INDUSTRIAL UNITS

3,000 - 13,500 SQ FT

### KEY FEATURES

- Modern Development
- Secure, Gated Site
- Generous On-site Car Parking
- Separate Pedestrian Entrances
- Immediate Access to J4 of the M18



### CONTACT US:

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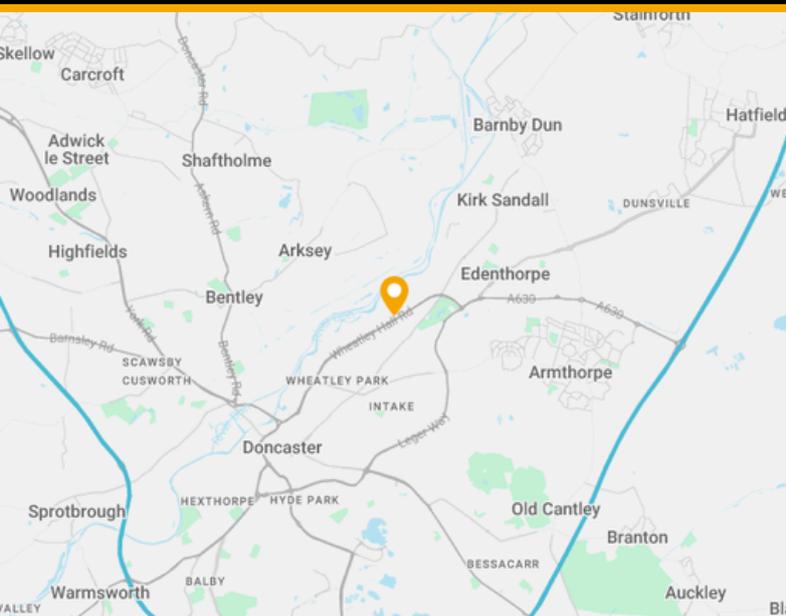
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# UNITS 1-6

## CROMPTON BUSINESS PARK

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### LOCATION

Crompton Business Park fronts onto Wheatley Hall Road (A630), approximately 2 miles north of Doncaster town centre. The location benefits from excellent transport links, providing immediate access to Junction 4 of the M18, and onward connections to the M1, A1(M), and M62 for regional and national distribution.

The site is part of a well-established commercial corridor with high visibility and strong traffic flows, featuring a mix of industrial, trade, retail, and motor trade occupiers. The nearby Wheatley Centre Shopping Park, Doncaster's premier retail warehouse destination, adds further footfall and prominence.

The Humber Ports complex—comprising Hull, Goole, Immingham, and Grimsby—can be reached within an hour, offering excellent logistics options.

### MODERN INDUSTRIAL UNITS

3,000 - 13,500 SQ FT

### DESCRIPTION

Crompton Business Park is a modern development comprising 6 units, including 5 industrial/warehouse units. Units 1-5 are of steel portal frame construction with pitched roofs, while the children's play centre features a barrel-vaulted roof.

Elevations are a mix of blockwork and composite cladding, beneath composite panel roofs with roof lights, ensuring bright and practical working environments. Loading is provided via electronically operated up-and-over doors, with separate pedestrian access.

### KEY FEATURES

- Secure, gated site providing controlled access
- Electronically operated up-and-over loading doors
- Separate pedestrian entrances
- Generous on-site parking and circulation areas
- Mains services including three-phase electricity
- Immediate access to Junction 4 of the M18, connecting to the M1, A1(M), and M62
- Close to Wheatley Centre Shopping Park
- Flexible internal layouts suitable for a variety of uses



### EPC

A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



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