



NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK



TO LET

UNITS 1-14 BULLRUSH BUSINESS PARK

BULLRUSH GROVE | DONCASTER | DN4 8SL

INDUSTRIAL UNITS


2,002 - 12,373 SQ FT

KEY FEATURES

- Established Location
- Integral Offices
- Secure Gated Access
- Ample Car Parking
- Three-phase Electricity
- Landscaped Courtyards
- Excellent Road Links
- Nearby Amenities



CONTACT US:

 01924 282020

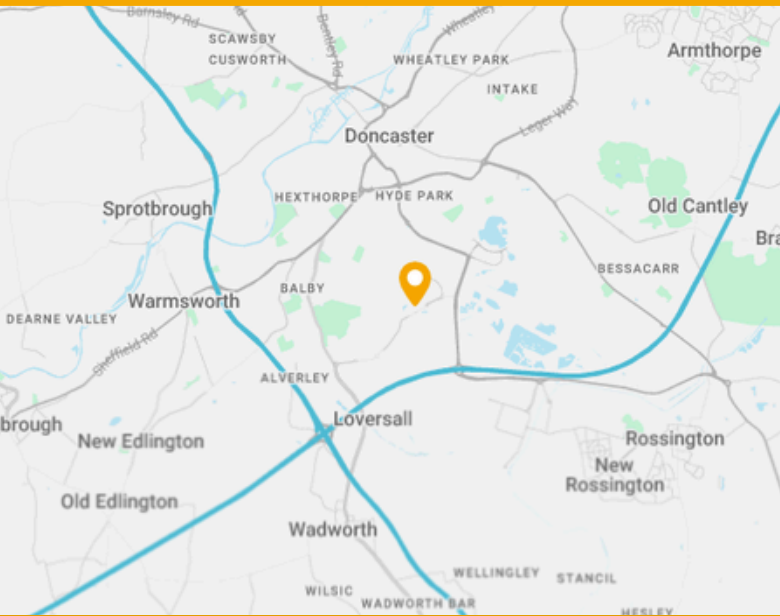
 www.ntproperties.co.uk

 yorkshire@northerntrust.co.uk

UNITS 1-14

BULLRUSH BUSINESS PARK

BULLRUSH GROVE | DONCASTER | DN4 8SL



LOCATION

Bullrush Business Park is situated fronting Bullrush Grove, forming part of the wider and well-established First Point Business Park, a key commercial location in Doncaster. Ideally positioned for access to Junction 3 of the M18 motorway via White Rose Way (A6182), with the A1(M) Junction 2 located just 2 miles to the southwest.

The estate lies approximately 1 mile south of Doncaster town centre, providing convenient access to a range of retail, dining, and professional services. Robin Hood Airport is around 5 miles southeast, while the cities of Sheffield (20 miles) and Leeds (35 miles) are also readily accessible.

The surrounding area is a thriving commercial hub, home to a mixture of industrial, office, and retail occupiers, making Bullrush Business Park a prominent and well-connected location for modern industrial, warehouse, and trade counter operations.

MODERN INDUSTRIAL UNITS 2,002 - 12,373 SQ FT

DESCRIPTION

Bullrush Business Park offers a total of 61,906 sq ft of high-quality industrial and trade counter accommodation, comprising a mix of detached, semi-detached, and terraced units.

The units are constructed to a GOOD standard for BREEAM, featuring high-quality glazed feature entrances and integral office accommodation ranging from 13% to 20% of the GIA, with potential for extension. Integral offices include carpeted floors, suspended ceilings, LED lighting, kitchen facilities, central heating, and power & data trunking, with DDA-compliant access.

KEY FEATURES

- LED lighting has been installed throughout the warehouse areas, enhancing the working environment
- Generous circulation areas and car parking
- Fully commissioned solar PV system across the units
- Mains services including three-phase electricity
- Close to Doncaster town centre (1 mile), Sheffield (20 miles), and Leeds (35 miles)
- A1(M) Junction 2 only 2 miles away
- Retail, dining, and commercial amenities within close proximity



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.



BUSINESS UNITS TO LET ACROSS THE UK

Follow us on

