



**NORTHERN TRUST**  
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# TO LET

## UNITS 1-3 SARAH COURT

OFF YORKSHIRE WAY | DONCASTER | DN3 3FD

### INDUSTRIAL UNITS

3,500 - 5,200 SQ FT

#### KEY FEATURES

- Established Location
- Secure, gated site
- Integral office accommodation
- Up-and-Over Loading Door
- Three Phase Electricity Supply



### CONTACT US:

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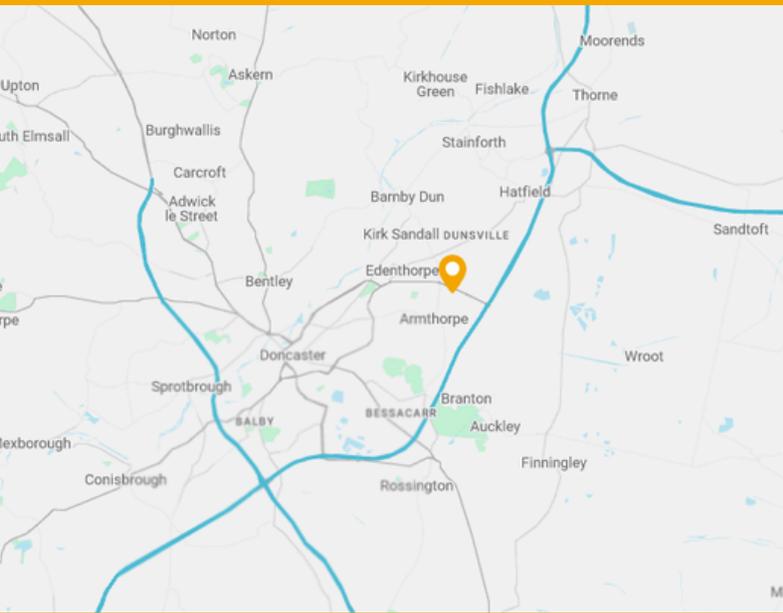
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# UNITS 1-3

## SARAH COURT

OFF YORKSHIRE WAY | DONCASTER | DN3 3FD



### LOCATION

Sarah Court is prominently situated on Yorkshire Way, forming part of the highly successful West Moor Park development, immediately adjacent to Junction 4 of the M18. The estate benefits from direct access to the A630, providing excellent connectivity to the regional motorway network including the M1, A1(M), and M62.

The A630 serves as a key arterial route into Doncaster town centre, while Doncaster Sheffield Airport (DSA) can be reached via Great Yorkshire Way from Junction 3 of the M18. The Humber Ports complex—including Hull, Goole, Immingham, and Grimsby—is within approximately a one-hour drive via the M18, M62, and M180.

West Moor Park is a well-established logistics and business location, home to a number of high-profile occupiers, benefitting from excellent infrastructure and a strong regional labour pool.

**MODERN INDUSTRIAL UNITS**  
**3,500 - 5,200 SQ FT**

### DESCRIPTION

Sarah Court comprises a modern development of two detached industrial/warehouse units providing a total of 8,700 sq ft, with individual units ranging from 3,500 sq ft up to 5,200 sq ft.

Constructed to a high standard, the units are of steel portal frame construction with brick and composite cladding elevations beneath insulated composite panel roofs incorporating translucent roof lights for natural light. Each unit benefits from an electrically operated up-and-over loading door, integral office accommodation, and heating and lighting throughout.

### KEY FEATURES

- Modern development of two detached industrial/warehouse units
- Shared concrete yard with good circulation space
- Heating and lighting to warehouse and office areas
- Adjacent to major occupiers
- Excellent motorway access via Junction 4 of the M18
- Direct connection to A630 providing access to Doncaster town centre
- Easy access to A1(M), M1 and M62 motorways



### 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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