



Detached Industrial/Warehouse Unit 29,673 Sq Ft (2,756.62 Sq M)

- Excellent Location on Shaw Lane Industrial Estate
- Detached Industrial/Warehouse Unit with Secure Yard
- Close Proximity to M18

Detached Industrial/Warehouse Unit

29,673 Sq Ft (2,756.62 Sq M)

Location

The property is located on the popular Shaw Lane Industrial Estate, with good access to Junction 4 of the M18. Shaw Lane Industrial Estate is located just off the junction of Wheatley Hall Road (A630) and Thorne Road (A18) in Doncaster. The unit is approximately 3 miles to the west of Junction 4 of the M18 and 3 miles to the north east of Doncaster Town Centre. The unit is surrounded by similar industrial occupiers in this popular location such as Alton Cars, Lyndon Systems and St Leger Homes.

Description

Unit 5 Shaw Lane Industrial Estate comprises a detached industrial/warehouse unit and associated yard. The main warehouse is constructed of steel portal frame with a link block connecting the modern warehouse extension to the rear. The unit is due to undergo a full refurbishment to include LED lighting and upgraded loading doors. The unit benefits from 2x ground level loading doors and eaves heights ranging from 4.51m to 6.79m at apex.

Externally the unit benefits from a secured concrete yard area with associated car parking. Within the yard there is an additional storage unit at the rear of the property.

Accommodation

DESCRIPTION	SQ FT	SQ M
Main Warehouse	16,009	1,487
Modern Extension	6,720	624
Additional Storage Unit	6,944	645
TOTAL	29,673 SQ FT	2,757 SQ M

Terms

The property is available by way of a new lease on terms to be agreed. Quoting rent of £140,000 per annum +VAT.

VAT

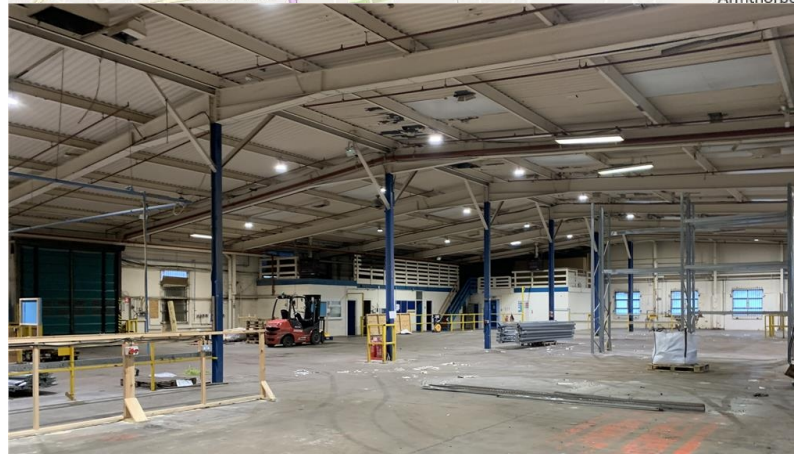
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The property is listed as "Factory and Premises" and has a Rateable Value of £53,000. Based on the current UBR of 50.3%, this means rates payable are £26,659 for the year.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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