



To Let - Modern Industrial Unit & Yard 9,923 - 19,827 Sq Ft (921.85 - 1,841.93 Sq M)

- Close to DSA Airport
- Established business location
- Improved links to J3 of the M18

To Let - Modern Industrial Unit & Yard

9,923 - 19,827 Sq Ft (921.85 - 1,841.93 Sq M)

Description

LOCATION

Delta Court is very close to DSA Airport approximately 7 miles east of Doncaster Town Centre. The estate is approximately 6 miles from junction 3 of the M18 motorway with the A6182 linkway providing direct access in a 10 minute drive.

DESCRIPTION

Delta 1 & 2 have been combined to provide a quality modern double unit with prominence at Delta Court, DSA. The property comprises a modern unit with dedicated and secure yard. The unit provides prominence to the main road and additional parking to the front elevation. The unit benefits from the following specification:-

Excellent links to J3 of the M18 & Doncaster/Sheffield Airport;
Two storey internal modern offices;
Attractive glazed frontage and foyer;
Open plan warehouse space;
Each unit has 2 roller access doors;
Min eaves of 5.8m and max of 7.54m;
Ample parking to the front & rear;
Good sized yard;

Accommodation

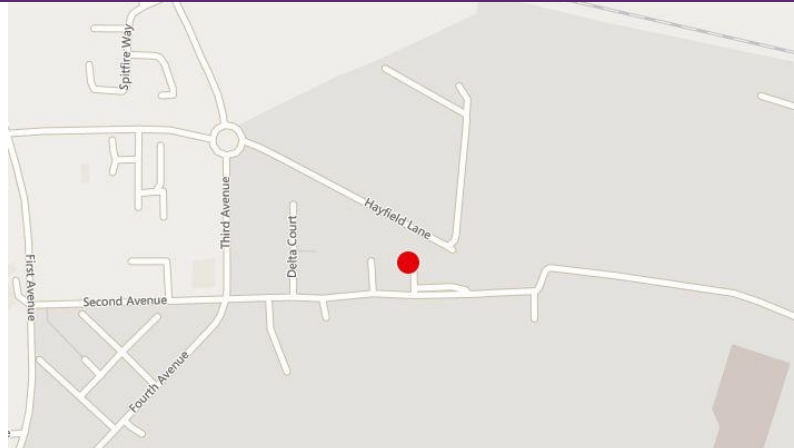
DESCRIPTION	SQ FT	SQ M
1&2	15,266	1,418.21
1 & 2	4,561	423.72
TOTAL	19,827 SQ FT	1,841.93 SQ M

VAT

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

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 bare their own legal costs in the transaction.

Further Information

For further information please contact CPP

Mr Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: ed@cppartners.co.uk

Mr Max Pickering MRICS

T: 0114 2738857

M: 07835 059363

E: max@cppartners.co.uk

Joint Agent - Savills

November 2022



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.