



## Industrial/Warehouse Unit Size 9,970 sq ft (926 sq m)

- Well Located Unit on Shaw Lane Industrial Estate
- Detached Industrial unit with office space
- Secure yard area

# Industrial/Warehouse Unit – To Let

## Size 9,970 sq ft (926 sq m)

### Location

The unit is situated on the Shaw Lane Industrial Estate just off the junction of Wheatley Hall Road (A630) and Thorne Road (A18), approximately 3 miles to the west of Junction 4 of the M18 and 3 miles to the north east of Doncaster Town Centre. The A630 provides easy access to the M18 and the A1(M).

### Description

The premises comprise a detached warehouse/industrial unit with integral office space. The unit has 1 ground level loading door, accessed off the secure yard/parking area. The premises benefit from 3 phase electricity.

### Accommodation

We have been provided with Gross Internal Area measurements for the site as follows: -

	Sq M	Sq Ft
Unit 22	926	9,970

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Terms

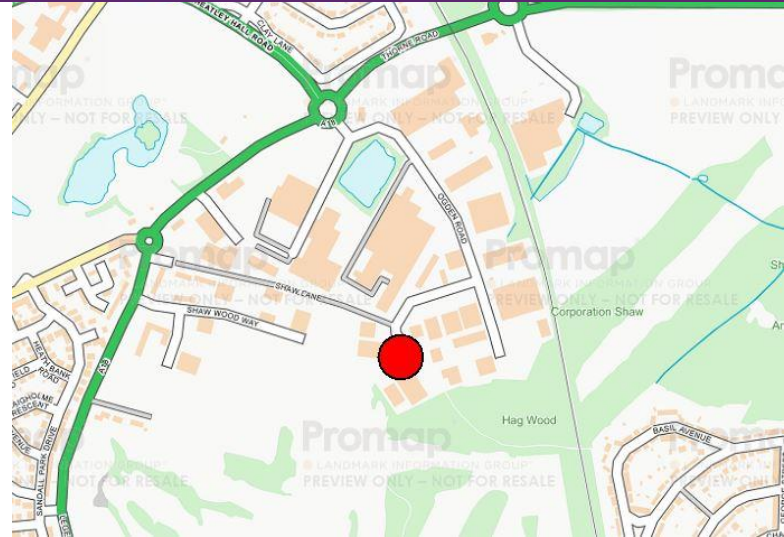
Price on application.

### EPC Rating

This is available upon request.

### Rateable Value

The property is designated as "Factory and Premises" with a rateable value of £89,000. This is for Units 21 and 22, the estimate for Unit 22 is a rateable value of £28,000.



### Further Information

For further information please contact the below, or our joint agent Savills.

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Joint Agents: Savills - 0113 244 0100

### Date of Particulars

December 2017



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