



## Modern Warehouse Unit To Let

13,750 - 27,500 Sq Ft (1,277.38 - 2,554.75 Sq M)

- Secure Unit Available Immediately
- Quality Established Location Adjacent to J6 M18.
- Large Yard/Parking Area.

# Modern Warehouse Unit To Let

## 13,750 - 27,500 Sq Ft (1,277.38 - 2,554.75 Sq M)

### Location

The premises are located on Island Drive just off Omega Boulevard in Thorne a short distance away from Junction 6 of the M18 Motorway. The property forms part of the Capitol Park Estate which is situated immediately adjacent to Junction 6 of the M18 motorway, approximately 8 miles to the north east of Doncaster city centre.

The Capitol Park development is well established and offers a mix of both similar industrial/warehouse users along with The King's Chamber pub/restaurant, McDonalds, Aldi supermarket, B&M home store and Taco Bell restaurant.

### Description

The unit provides a high quality, modern detached warehouse/industrial unit and associated secure yard. The unit is of steel portal frame construction with metal profile clad elevations, set beneath pitched roofs incorporating translucent roof panels.

The unit is available as a whole, double unit with consideration given to the sub division of the space. Available as a whole or sub divided

27,500 sq ft as a whole or 13,750 sq ft when sub divided.

The unit is modern and well-presented and provides quality warehouse space and offices at ground floor and first floor level. The property is located within a highly desirable and established location close to a Motorway junction.

Externally, the premises will benefit from a shared central service yard with ample car parking, and the site is perimeter fenced and gated.

### Accommodation

The unit is currently occupied as a single unit with the adjoining semi detached unit. The sub division of the premises will create a 13,750 sq ft unit. This space includes ground and first floor office accommodation.

### Accommodation

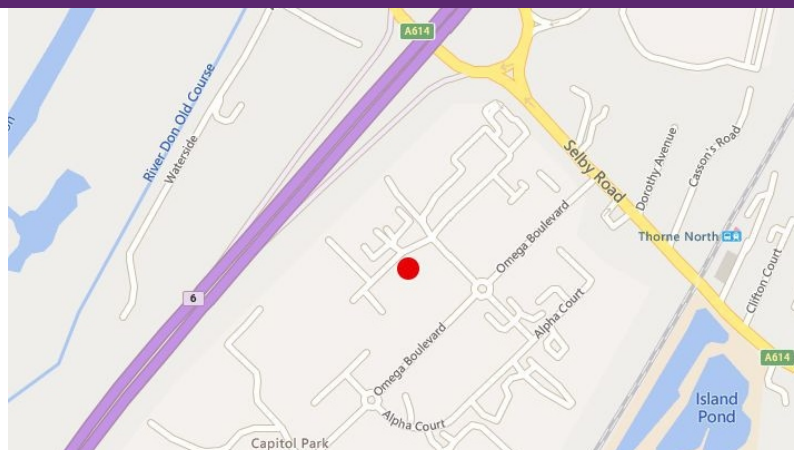
DESCRIPTION	SQ FT	SQ M
Unit 2	13,750	1,277.38
Combined 2 & 3	27,500	2,554.75
<b>TOTAL</b>	<b>27,500 SQ FT</b>	<b>2,554.75 SQ M</b>

### Terms

FRI Lease terms to be agreed. Quoting £206,250 - £103,125 pa. (£7.50 per sq ft).

### VAT

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



### 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 the sole agents CPP

Mr Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: [ed@cpp.uk](mailto:ed@cpp.uk)

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: [chloe@cpp.uk](mailto:chloe@cpp.uk)

March 2025



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.