

SUBJECT TO VACANT POSSESSION

**M** Multipark SHAW LANE

**TO LET** Trade/Industrial/Warehouse Unit  
9,111 sq.ft (847 sq.m)

Unit 9, Shaw Lane Industrial Estate, Ogden Rd, Doncaster DN2 4SQ

- Steel portal frame construction
- Secure yard/parking area
- Close proximity to the M18
- Due to undergo full refurbishment

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## Unit 9, Shaw Industrial Estate, Ogden Rd, Doncaster DN2 4SQ

### Areas (Approx. Gross Internal)

Floorspace	9,111 sq.ft	(847 sq.m)
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### Description

The subject property comprises a detached warehouse/trade unit benefiting from a secure yard area. The unit is due to undergo a full refurbishment following the existing tenant vacating the property.

With links to Junction 4 of the M18 via the A630, you can expect smoother operations in terms of collections and distribution.

### Benefits Include

- Steel portal frame construction
- Approx. eaves height 4.0m (13.12ft)
- Toilet facilities
- Heating and lighting
- Secure yard
- Secure parking

### Rent

£75,000 per annum, plus VAT

### Business Rates

Rateable Value: £41,250

Rates Payable: £20,584

### Service Charge

A service charge will be levied for the maintenance of common areas.

£1,125.43 per annum, plus VAT

### Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Further information available upon request.

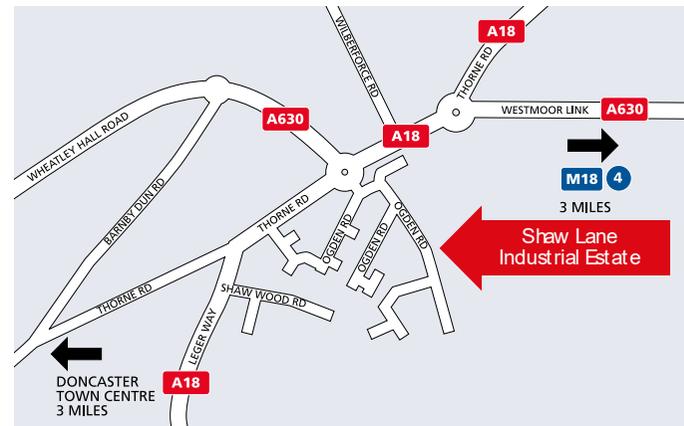
### Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

### Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



### Location - DN2 4SQ

Shaw Lane Industrial Estate is located just off the A630, Wheatley Hall Road, approximately 3 miles to the North East of Doncaster town centre.

The A630 provides easy access to Junction 4 of the M18, approximately 4 miles distant. In turn the M18 provides easy access to the A1, M62 and M1 motorways.



### Viewing

Strictly via prior appointment with the appointed agents



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