



High Quality Detached Unit - To Let

17,127 Sq Ft (1,591.1 Sq M)

- High Quality Unit Available Immediately
- Detached Unit with Dedicated & Secure Yard
- EV Charging, 7.5m Eaves, 2 Loading Doors

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Location

The subject property is located on Second Avenue, close to the recently acquired Doncaster Sheffield Airport. The scheme is easily accessible to the M18 at Junction 3 via Great Yorkshire Way. The M1, M180, A1(M) and M62 are also easily accessible.

The unit forms a prominent position with a range of quality commercial units close to the terminal building.

Description

The premises comprises a recently built detached steel portal framed industrial/warehouse unit close to DSA Airport. The unit provides a fully secured yard and car parking area.

Access to the unit is via 2 x loading doors leading into the 7.5m eaves clear height space. Additional access leads into the ground and first floor office space with integral toilets and kitchen/tea points.

The unit benefits from the following spec:-

- 35 N/m Floor Loading
- 7.5m Eaves Height
- 2 Ground Level Loading Doors
- Ground & First Floor Offices
- Secure Yard

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	15,077	1,400.65
GF & FF Offices	2,050	190.44
TOTAL	17,127 SQ FT	1,591.1 SQ M

Terms

FRI Terms to be agreed.

Quoting £145,580 pa - £8.50 per sq ft

VAT

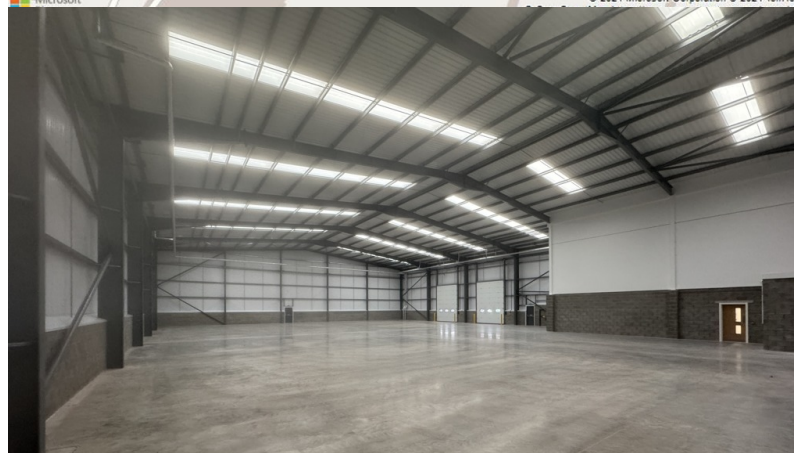
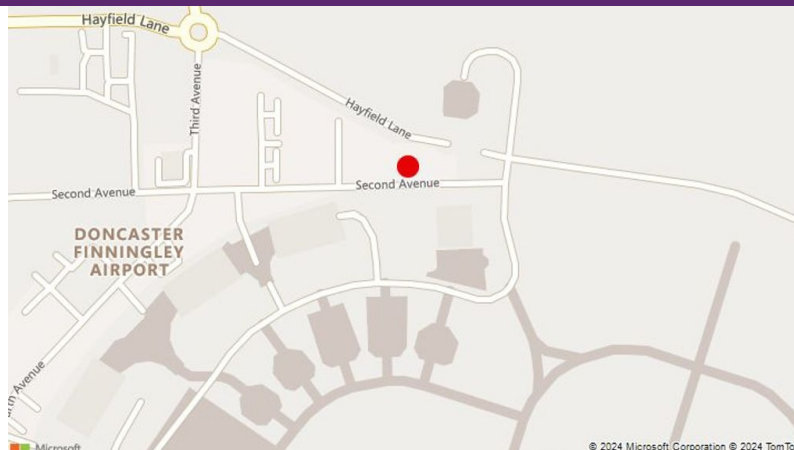
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Current RV - £83,000. Payable based on £43,318 pa.

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 the sole agents CPP

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