

# INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES

## FOR SALE / MAY LET

ASKEW BUILDING • HEAVENS WALK •  
DONCASTER • DN4 5HZ



- Industrial / Warehouse Unit
- 1,403 Sq M (15,103 Sq Ft)
- Very Popular Business Location

- Available With Vacant Possession
- Close to J3 M18 & J35 A1 (M)
- Ideal for Owner Occupiers







## PROPERTY SUMMARY

Rare opportunity to purchase a detached freehold industrial unit in the popular Heavens Walk / Ten Pound Walk area, providing excellent access to the M18 and A1 motorway networks as well as Doncaster city centre

- 15,103 Sq Ft (GIA) on 0.5 acres
- Available For Sale / May Let
- Ideal for owner occupiers and speculative investors
- Excellent mix of warehouse/storage and office space
- Modern two storey hybrid extension providing offices and storage space
- Close to the Lakeside Area of Doncaster
- Easy access to J3 of the M18 and the A1

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**Inviting freehold offers in excess of  
£1,250,000**

**Asking rent £105,000 per annum  
exclusive**

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## DESCRIPTION

**Detached industrial unit with offices, benefitting from the following specification:**

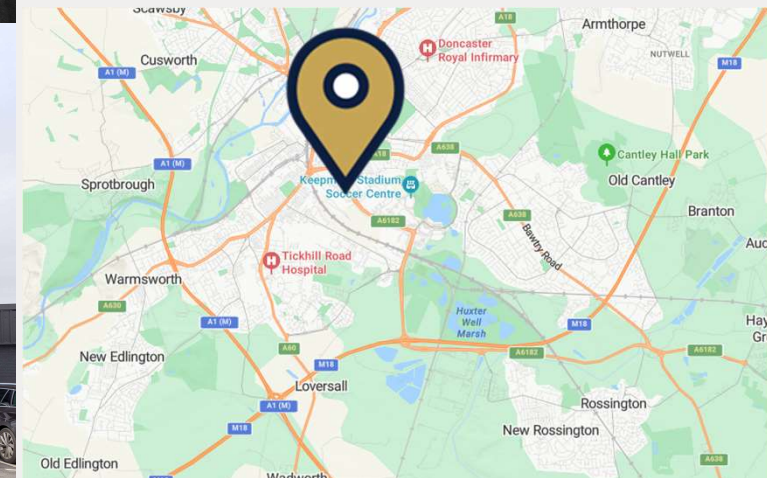
- Recent extension providing ground floor storage space and first floor modern offices
- Open plan warehouse / workshop
- Fenced and secure site
- Electric gated access
- Loading door access
- Tarmac car park for over 24 vehicles
- LED lighting
- WC and kitchenette facilities
- Ground floor office
- Steel portal frame construction under an aluminium sheet roof structure
- Roof mounted solar PV system
- Flexible space suitable for a range of business uses
- 3 phase power supply



## LOCATION

Located in the popular Heavens Walk area of the well established Ten Pound Walk Business Zone, which is off the busy White Rose Way which forms an arterial route between J3 of the M18, the Lakeside area of the city and the city centre. The Lakeside Shopping Centre is located a short distance away. J3 of the M18, and J35 of the A1 are within a 5-minute drive of the site, with the M1 within 15 minutes.

The property is located in a popular, well-connected location, notable occupiers include Evans Halshaw, Screwfix, Howdens, ATS Euro-master, Network Rail and Tesco. There is a mix of industrial and office uses nearby.



**SAT NAV: DN4 0BJ**



**EXPECT.RAILS.EQUAL**



## ACCOMMODATION

The property has the following Gross Internal Area:

	Sq M	Sq Ft
<b>GF Areas</b>	1,161.61	12,503
<b>FF Offices</b>	241.51	2,600
<b>Total GIA</b>	1,403	15,103

The site area is 0.5 acres

## ASKING PRICE

### Freehold

Inviting offers in excess of £1,250,000

### Leasehold

Asking rent is £105,000 per annum exclusive

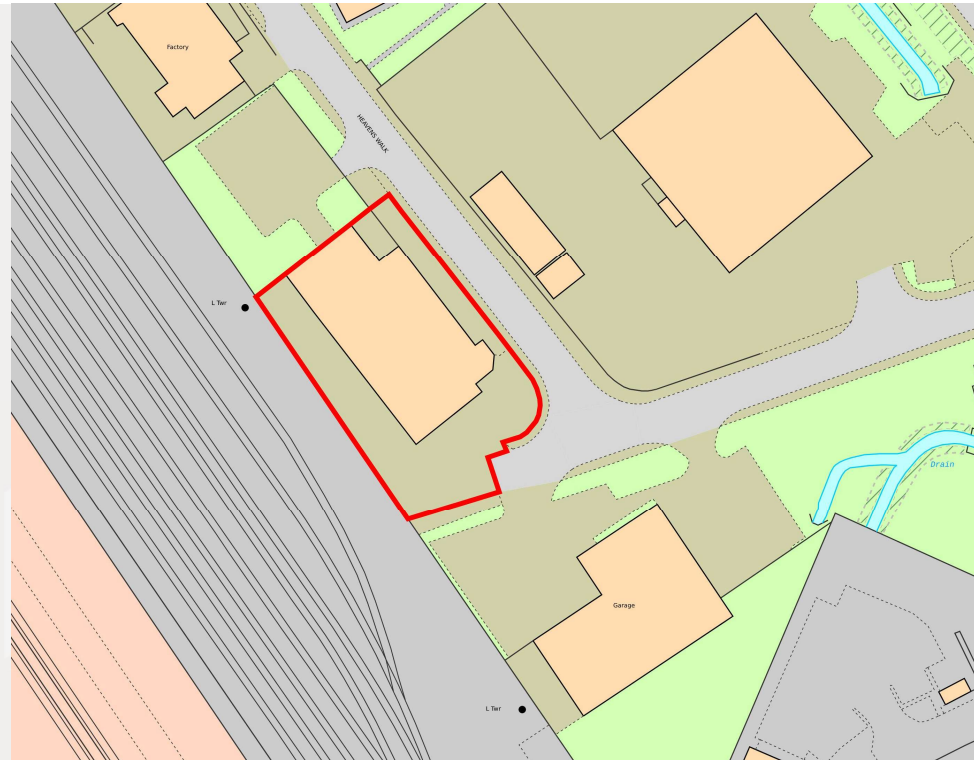
## LEASE TERMS

The property is available to lease on FRI terms to be agreed.

## BUSINESS RATES

Ratable Value: £69,500

This is the rateable value for the property. It is not what is payable in business rates or rent.



## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

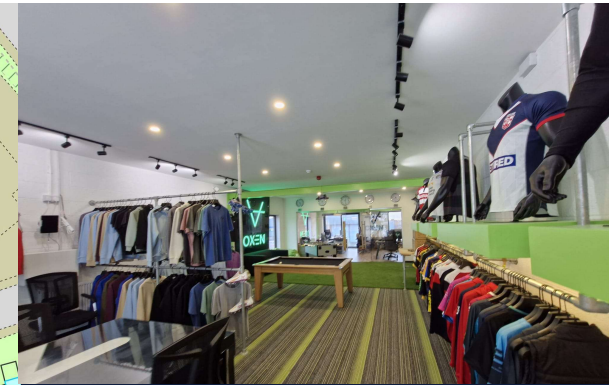
Rent / asking price quoted is exclusive but may be subject to VAT.

## EPC

To be confirmed.

## AML

Tenants and/or purchasers will have to supply information to comply with Anti Money Laundering Regulations.



## VIEWINGS

By appointment with the Sole Agents below:

### Ben Flint

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

### Alexandra De Freitas

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)



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