

INDUSTRIAL / TRADE UNIT ON  
1.1 ACRE PLOT

**TO LET.**

UNIT AT HEAVENS WALK •  
DONCASTER • DN4 5HZ



- Industrial / Trade Unit
- 778.15 Sq M (8,376 Sq Ft)
- Potential to Split
- Customer Reception / Trade Counter
- Large Concrete Yard / Car Park
- Prime Location



## DESCRIPTION

**Well located modern industrial / trade unit with large concrete yard and multiple access points**

- Double vehicular access / access points
- Large parking / yard to front, rear and side
- 6 x vehicle access doors
- Minimum clear height of 4.75m to 5.4m
- Dedicated customer reception / trade counter
- Mezzanine storage area of 1,359 sq ft
- Concrete yard
- Open plan workshop
- Suitable for a range of industrial uses
- Ideal for a trade counter / build trade operator



## LOCATION

The property is situated on the popular Heavens Walk, in close proximity to A6182 White Rose Way, approximately 1 mile south of Doncaster city centre and 2 miles from the M18 Junction 3 and the A1 (M). Well placed to take advantage of the regions motorway network

The site is located in a popular commercial area, adjacent to Doncaster International Railport Terminal with nearby occupiers including Johnstones Decorating Centre, CEF and Howdens. It's also close by to the Lakeside Retail Park.



SAT NAV: DN4 5HZ



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## ACCOMMODATION

Total Area: 8,376 Sq. Ft (778 Sq.M) On 0.45 Ha (1.12 Acres)

Plus an additional mezzanine of 1,359 sq ft

## ASKING RENT

Quoting rent available on application.

Please contact the agents for more information.

## LEASE TERMS

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

## BUSINESS RATES

Ratable Value: £46,750

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



## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## EPC

Rating: D (90)

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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