

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



FLINT
REAL ESTATE



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 is payable in business rates or rent.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: D (90)

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

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