

# WORKSHOP / WAREHOUSE PREMISES

# TO LET.

UNIT 2, HOLLY HOUSE • KELHAM STREET  
INDUSTRIAL ESTATE • DONCASTER •  
DN1 3TR •



- Workshop / Warehouse Unit
- 88 Sq M (950 Sq Ft) GIA
- Parking To The Front Of The Unit

- Flexible Terms Considered
- Established Industrial Location
- Asking Rent Is £1,000 PCM Exclusive







## LOCATION

The property forms part of the Kelham Street Industrial Estate which is an established industrial area located off the popular A630 Balby Road which links Doncaster with J36 of the A1 which is situated approximately 1 mile from Junction 3 of the M18 - which makes it a fantastic location to take advantage of the regions motorway network and access the wider Doncaster areas and city centre.

## DESCRIPTION

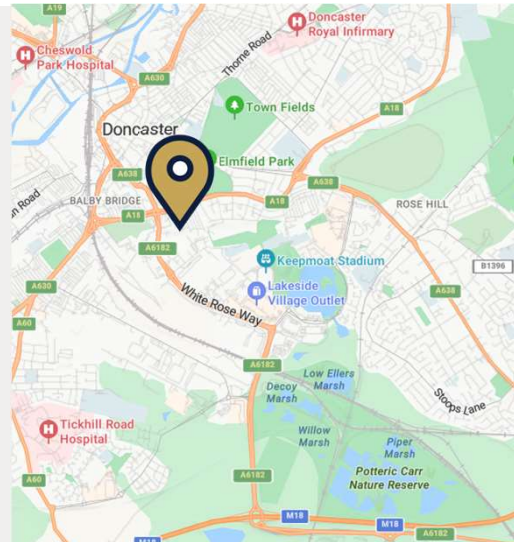
Lock up workshop/ industrial unit with an electric roller door and pedestrian door with parking at the front. The units also benefit from the below specification:

- Roller shutter door
- Designated parking
- 24-hour access
- Established industrial estate
- Suit a range of uses

## ACCOMMODATION

88 Sq M (950 Sq Ft) GIA

Further space also available, please get in touch for more information.



SAT NAV: DN1 3TR



GLOBE.OBEY.RANDOM

## RENT / TERMS

Asking rent: £12,000 per annum exclusive on terms to be agreed.

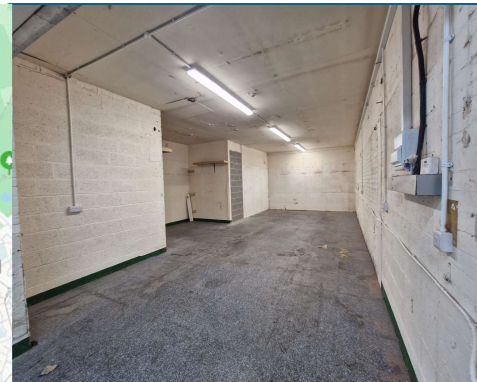
## BUSINESS RATES

Rateable Value: TBC

Potential for 100% Rates Relief

## VAT

Rent is quoted exclusive but may be subject to VAT.



## SERVICES

Mains water and electricity are connected to the property.

## EPC

Rating: D (80)

## AML

Tenants will have to supply information to comply with AML Regulations.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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

**Alexandra De Freitas**

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**FLINT**  
REAL ESTATE

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