

INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES

TO LET.

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



- Includes Modern Office Space
- 736.81 Sq M (7,931 Sq Ft) GIA
- Roller Shutter Access

- Fenced Compound Area
- Flexible Terms Considered
- Rent Incentives Available



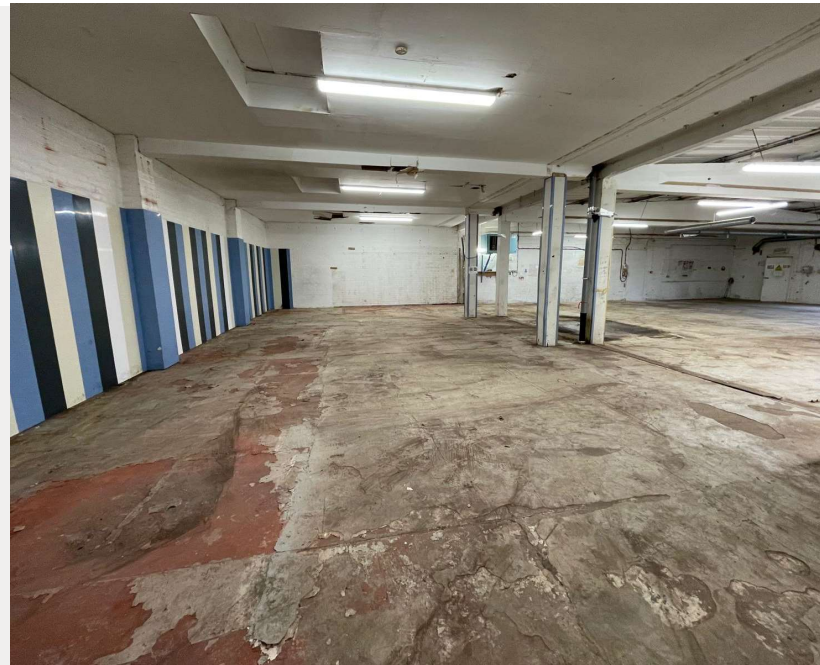


DESCRIPTION

Industrial unit with two storey offices with W/C and kitchenette facilities, and a fenced, secure compound to the side of the unit.

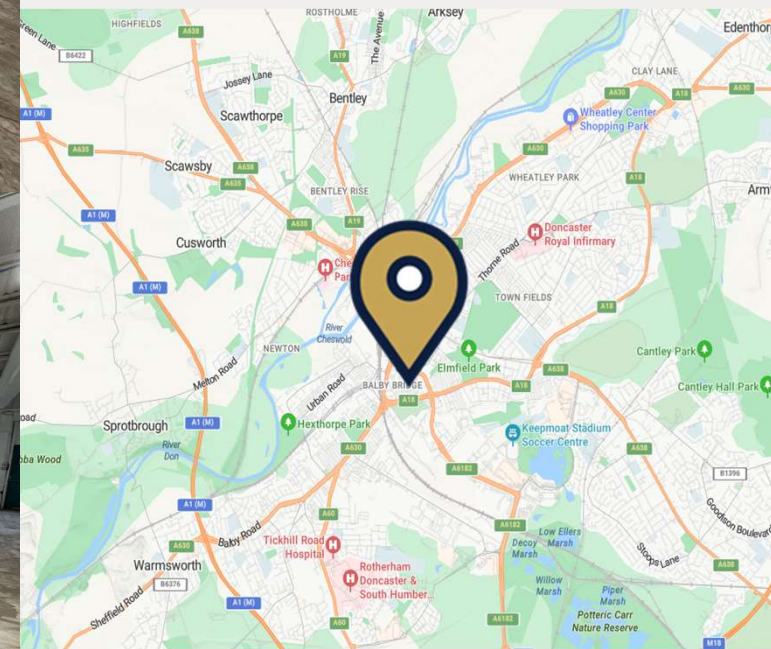
The site benefits from the below specification:

- Open plan workshop/warehouse space
- 3 phase electric supply
- Electric loading door
- Designated parking areas
- Ground and first floor offices
- W/C and kitchenette facilities
- Established industrial estate
- 24-hour access
- Excellent mix of workshop and office space
- Established industrial estate
- Good road links
- Available immediately
- Rent incentives available



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.



SAT NAV: DN1 3TR



LOOKS.HERDS.HIGH



ACCOMMODATION

736.81 Sq M (7,931 Sq Ft) GIA

Further space also available, please get in touch with the agents.

ASKING RENT

Asking Rent: £36,000 per annum exclusive (only £4.53 per sq ft)

Rent incentives available.

LEASE TERMS

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

BUSINESS RATES

The property is yet to be assessed separately.

We recommend interested parties make their own enquiries to the VOA.



EPC

Rating: D (90)

VAT

Rent quoted is exclusive but may be subject to VAT.

SERVICES

Mains services and 3-phase power are connected to the property.

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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