

INDUSTRIAL / WAREHOUSE /
TRADE UNIT

FOR SALE.

UNIT 8 • DON INDUSTRIAL ESTATE •
YORK ROAD • DONCASTER •
DN5 8PT •



- Industrial / Warehouse Unit
- 543.48 Sq M (5,850 Sq Ft)
- Located to the Rear of Danum Retail Park

- Suit Owner Occupiers & Investors
- Well Established Location
- Good Road Links



FLINT
REAL ESTATE



DESCRIPTION

Industrial warehouse unit with loading door and good sized car park, located to the rear of Danum Retail Park, a popular retail and trade park

- Open plan space
- Useful mezzanine space
- Office & W/C
- 3 phase electric supply
- Designated parking areas
- Within a fenced and secure industrial compound
- Established industrial estate
- 24-hour access
- 0.274 acre plot
- Air heaters in situ
- Suit owner occupiers and speculative investors
- Parking for over 20 vehicles
- Offers in the region of £375,000

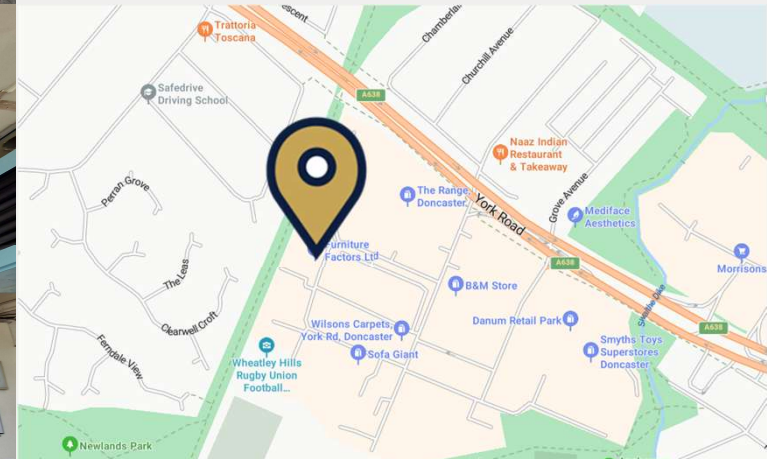


LOCATION

Situated just off York Road, the premises are located within an established retail and trade park area, to the rear of Danum Retail Park.

The estate provides good access to Doncaster town centre and the wider South Yorkshire region, with convenient connections to the A1(M) and M18.

The surrounding area is predominantly commercial and industrial in nature and is home to a number of well-known national operators, including The Range, Wren Kitchens, Wilson Carpets, Howdens Joinery and Currys, and B&M alongside a wide range of established trade counter occupiers.



SAT NAV: DN5 8PT



PILOTS.CALMS.BADGE



ACCOMMODATION

	Sq M	GIA Sq Ft
Ground Floor	543.48	5,850
Mezzanine Storage	540.01	5,812

ASKING PRICE

Offers in the region of £375,000

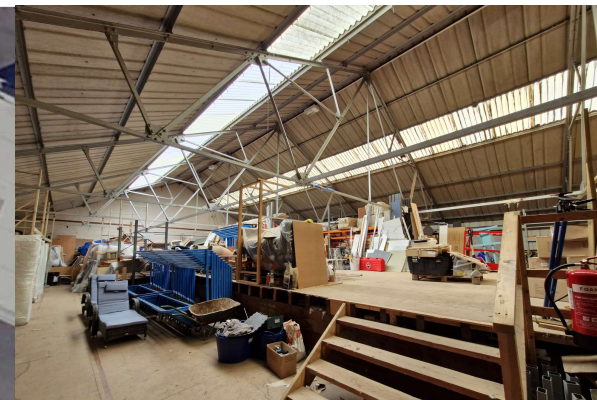
Please contact the agents for more information.

TENURE

Freehold

BUSINESS RATES

The property is yet to be split. Please contact the VOA for more information.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



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SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: D (88)

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.

