

UNITS 1-5
NELSON STREET
HYDE PARK
DONCASTER
DN4 5AB

BRAND NEW INDUSTRIAL UNITS TO LET.

- Five Brand New Industrial Units
- From 1,065 to 6,490 Sq Ft
- Available as a Whole or Split
- Ready Q3 2025



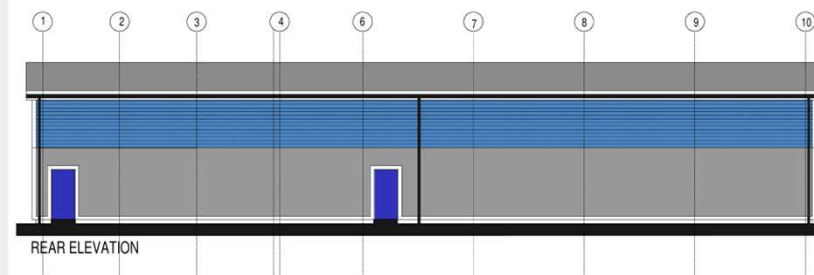
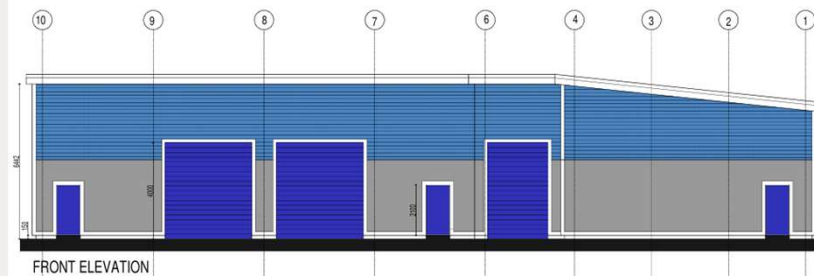
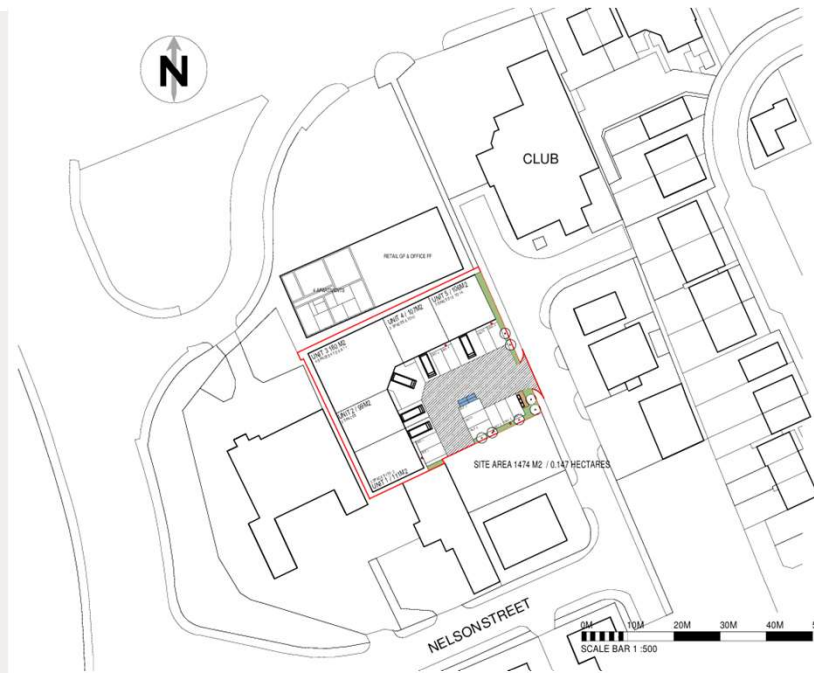
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DESCRIPTION

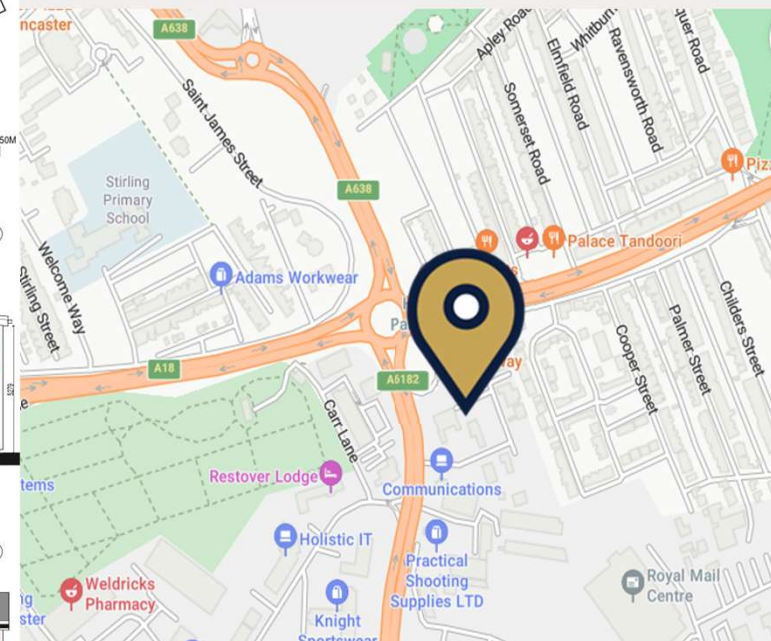
Industrial/workshop units providing an open plan warehousing / workshop space, equipped with LED lighting, 3 phase power supply, designated parking areas and electric roller shutter door access. The units will also benefit from the below specification:

- Open plan workshop
- Modern office with W/C's
- Kitchenette
- W/C
- Designated parking areas
- 3-phase power supply
- Available as a whole or can be split
- Excellent location
- Suitable for a range of industrial and storage uses
- Ready Q3 2025



LOCATION

Located within key routes such as the A18, A638, and A6182, this location provides quick access to Doncaster town centre whilst also connecting to the M18 motorway, which provides easy access to regional motorways such as the M1 and A1(M), opening up routes toward Sheffield, Rotherham, Leeds, and other parts of South Yorkshire and The East Midlands.



 **SAT NAV: DN4 5AB**

 **VIBE.CYCLES.HELP**

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AVAILABILITY

The site extends to a Gross Internal Area from 1,065 to 6,487 Sq Ft.

Units are available as a whole, a combination or individually. Please discuss with the agent.

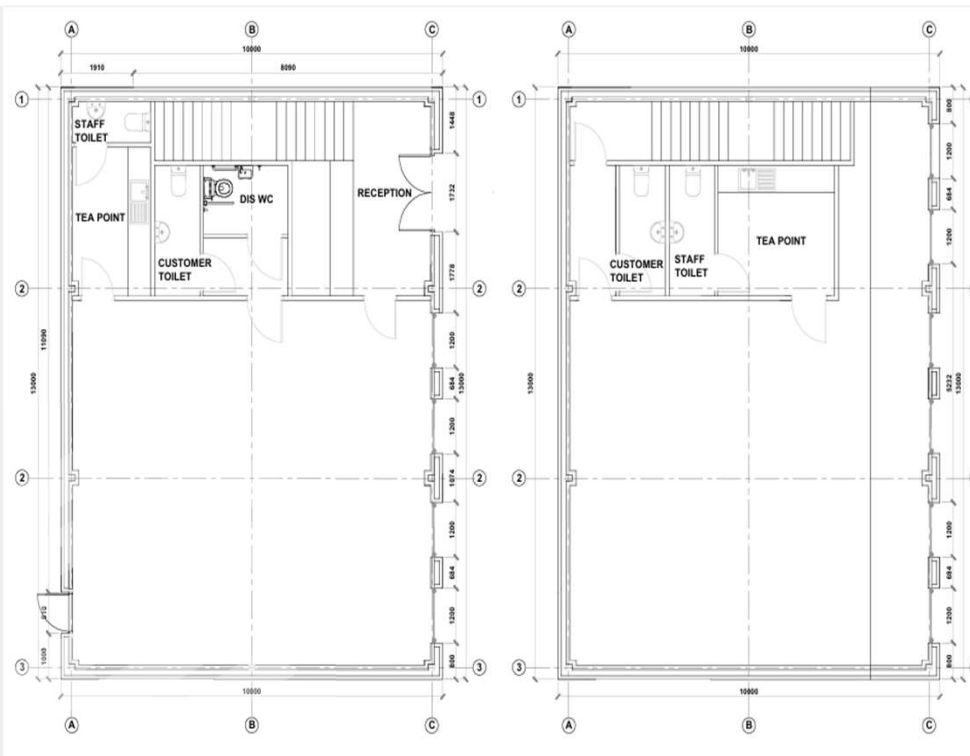
Unit	Sq M	Sq Ft
Unit 1	111	1,194
Unit 2	99	1,065
Unit 3	180	1,937
Unit 4	107	1,151
Unit 5	106	1,140
Total	603	6,487

RENT & TERMS

Asking rent: From £12,000 per annum exclusive.

Please contact the agent for the asking rents.

Available on terms to be agreed however a minimum of 3 years is envisaged.



EPC

Rating: TBC

VAT

VAT is payable on the rent.

SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

AML

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

BUSINESS RATES

Ratable Value: TBC

Please contact the Agents for more information.

It is anticipated that qualifying occupiers may benefit from 100% Small Business Rates Relief

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Alexandra De Freitas

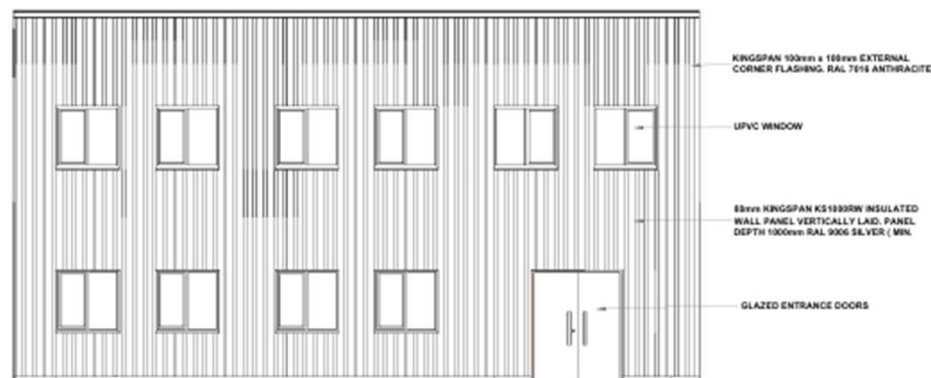
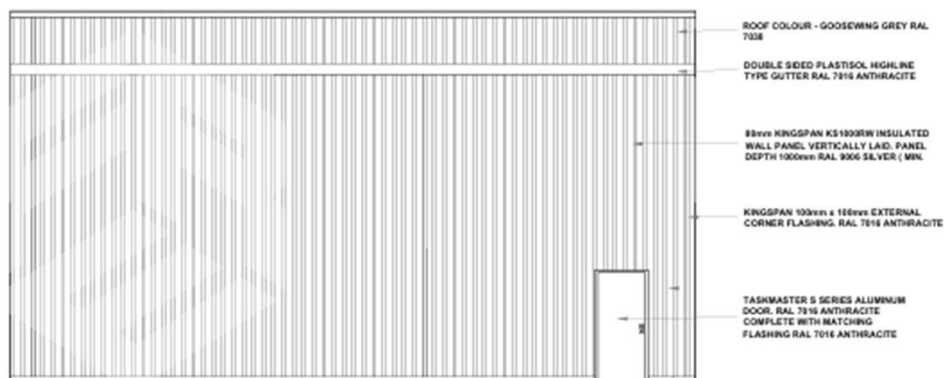
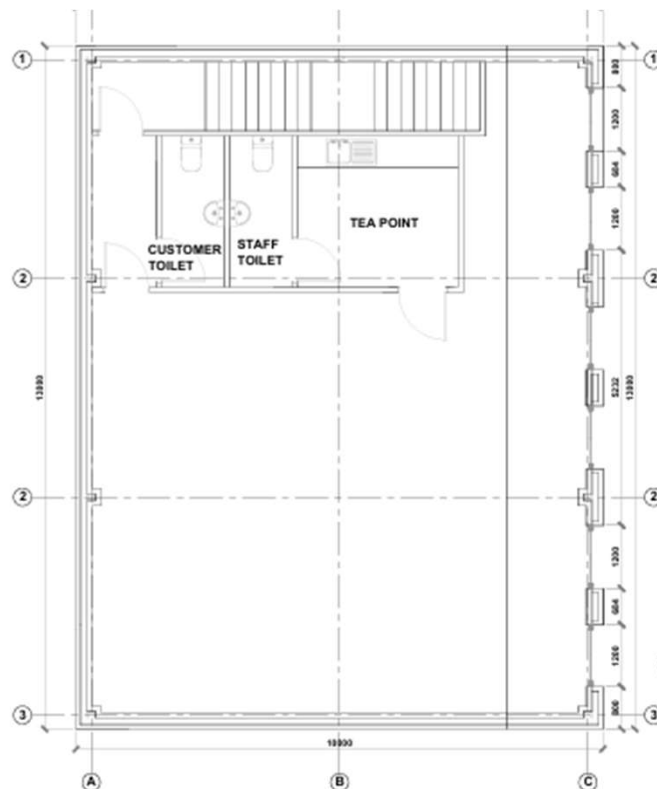
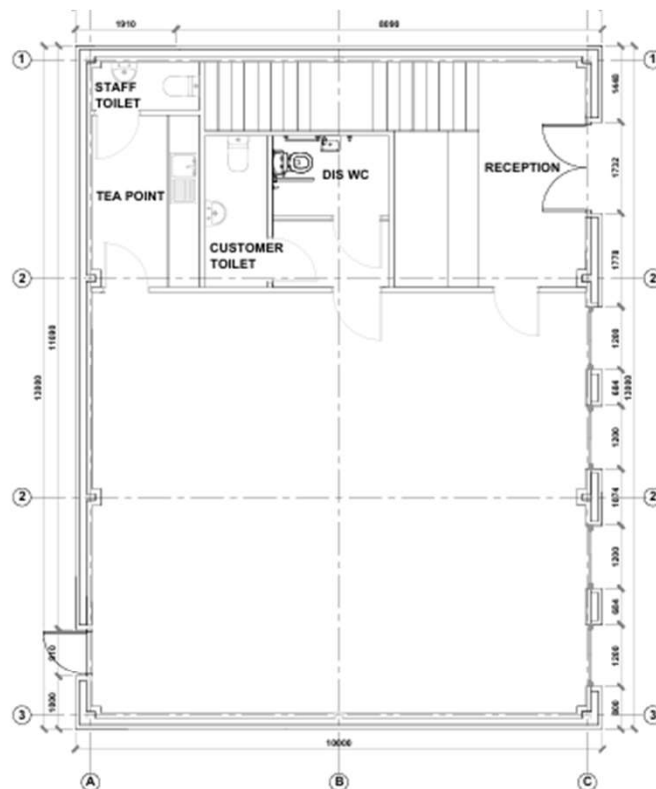
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PRELIMINARY DRAWING FOR APPROVAL		
Revision details	Date	
Address Vacant Site Nelson Street Hyde Park Doncaster		
Job Title New Build Unit		
Drawing title Plans and Elevations		