

COMPOUND WITH OFFICE FACILITIES

TO LET.

COMPOUND / YARD •
EAST SIDE OF BENTLEY ROAD • DONCASTER •
DN5 9TJ •



- Industrial / Warehouse Units
- 567 Sq M (6,103 Sq Ft)
- Suit Various Uses

- Established Industrial Location
- Good Road Links
- £200 per week (£10,400 per annum)





LOCATION

The property is located on A19 Bentley Road, next to the high street. The property has good links to the Great North Road and A1(M). The property is in an established location.

Doncaster City is situated at the heart of the motorway network, allowing for easy access to and from the M18, M1, A1(M), M62 and the M180.

Approximate Distances:

- J37 A1 North or South - 2.9 miles (9 mins)
- A19 - 0.0 miles (immediate)
- J3 M18 - 4.0 miles (12 mins)
- Doncaster City Centre - 1.5 miles (4 mins)

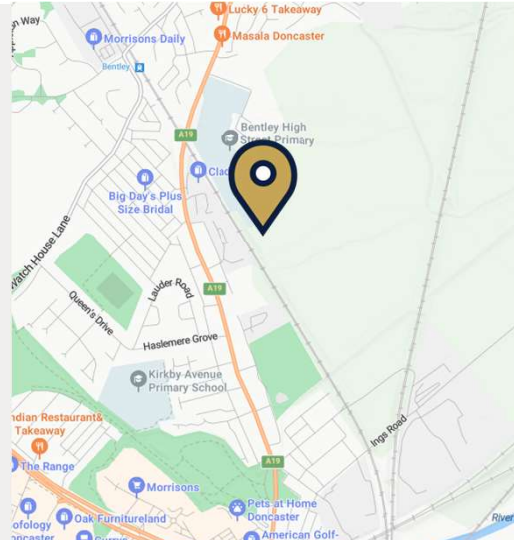
DESCRIPTION

Secure compound / yard area which extends to 567 Sq M with useful office space and is equipped with w/c and kitchen facilities. The property benefits from the below specifications:

- Good sized compound suitable for a range of uses
- Ideal for the build trade
- Well located on Bentley Road - easy access to the A1 and the city centre
- Secure, fenced site with large double gates

ACCOMMODATION

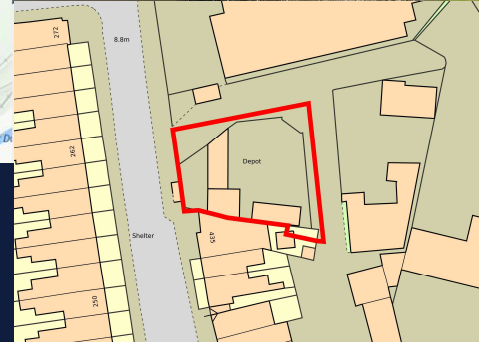
629 Sq M (6,103 Sq Ft) on 0.15 acres.



SAT NAV: DN5 9TJ



JUNIOR.KICKS.SILK



RENT / TERMS

Asking rent: £10,400 per annum exclusive on terms to be agreed.

BUSINESS RATES

The property is yet to be separately assessed. We expect qualifying occupiers will benefit from 100% Small Business Rates Relief.

VAT

No VAT.

SERVICES

Mains water and electricity and 3 phase power will be 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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