

INDUSTRIAL OPEN STORAGE LAND - UP TO 10 ACRES

TO LET.

ROCKET SITE • MISSON • DONCASTER
• DN10 6ET



- Secure, Fenced & Surfaced Site
- Available From 1 to 10 Acres
- Services Connected

- Concrete & Hardcore Surfaced
- 24/7 Access & CCTV
- Easy Access to the A1 (M) at Blyth





PROPERTY SUMMARY

Open storage land available from 1 to 10 acres, suitable for various storage, car storage, haulage, rail and logistics occupiers.

- Available from 1 to 10 acres
- Surfaced, secure & fenced site
- Mix of concrete and hardcore surfacing
- Concrete access roads
- Business park location close to Doncaster Sheffield airport
- Very secure site
- Ideal for security conscious occupiers
- The site is home to XPO Logistics & Aggreko
- Modern warehouse / industrial units on site from 30,000 sq ft (please check for availability)
- Available to let
- Rent on application.





DESCRIPTION

Open Storage Land

- 1 to 10 acres available
- Surfaced, serviced and secure
- Part concrete part hardcore surfaced but can be fully concreted
- Very secure site with 24/7 access

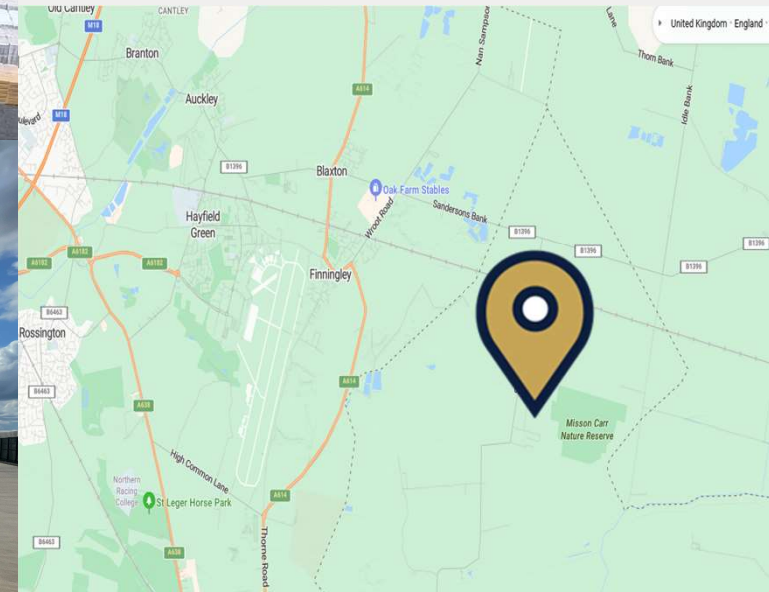
The surface is a mix of hardcore and concrete surfacing with concrete access roads around the site

- Areas can be concrete surfaced if required.



LOCATION

The Rocket Site is located 2.3 miles to the southwest of Misson on Springs Road. The site is accessed off Sanderson Bank (B1396) with Sandersons Bank providing access to Doncaster Sheffield Airport some 5 miles to the west (10 minutes drive time). Junction 3 of the M18 is 10 miles from site (15 minutes drive time). Junction 1 of the M18 is 10.5 miles to the north (15 minutes drive time) and access to the A1(M) is 11.5 miles to the southwest (20 minutes drive time) at Junction 34 (Blyth).



SAT NAV: DN10 6ET



DRIVEWAYS.ALARMING.SCATTER



LEASE TERMS

Lease Terms The property is available to lease on terms to be agreed.

ASKING RENT

Price on application.

SERVICES

Mains connection and 3-phase power are on site.

EPC

N/A



VAT

Rent quoted exclusive but may be subject to VAT.

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.

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



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared December 2024.