

# TO LET



## FUSION HOUSE, OSWIN AVENUE, DONCASTER DN4 0AW

- Industrial / warehouse premises
- 6,600 Sq Ft
- Office and yard areas
- Excellent road links to A1, Doncaster City Centre & M18

## Location

The property is located on Oswin Avenue which is accessed off the busy A630 Balby Road, linking Doncaster City with J36 of the A1 (M). The property provides ready access to the regions motorway network with J3 of the M18 within a short drive.

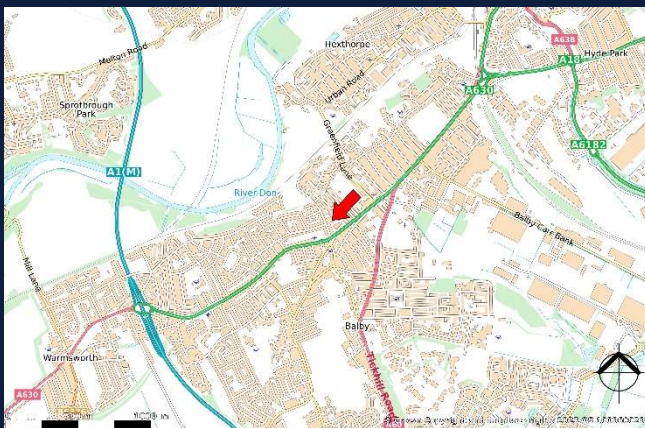
## Description

Detached industrial/warehouse unit benefitting from the following specification:

- Good quality industrial unit
- Open plan workshop / warehouse area
- Useful office and mezzanine areas
- Good sized yard with designated parking
- Eaves up to 5m
- Roller shutter door access
- Modern office areas
- Canteen, W/C and kitchenette facilities
- 3 phase power supply
- Secure yard

## Accommodation

Total GIA: 613.16 Sq M (6,600 Sq Ft)  
of which 119.68 Sq M (1,288 Sq Ft) is mezzanine storage.



## Terms

The property is available to let on terms to be agreed.  
Rent available upon application.

## Business Rates

The rateable value is £20,250 (please note this is not the rates payable)

## EPC

To be confirmed. Please ask the agent.

## Services

Mains services including 3-phase power supply are connected.

## VAT

VAT is payable on the rent.

## Viewings

By appointment – please get in touch.

## Contact

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