

TO LET



**UNITS 2 & 3, ROCKET SITE, MISSON, DONCASTER,
DN10 6ET**

- Industrial / warehouse units
- From 30,000 to 60,000 sq ft
- Eaves up to 7.9m
- 24/7 access & CCTV
- Open storage / yards from 1 to 15 acres

TO LET – MODERN HIGH QUALITY INDUSTRIAL/WAREHOUSE UNITS

Property Summary

Two warehouse / industrial units available each of 30,000 sq ft. Modern, high quality units available with large yards and circulation areas. Additional storage land available from 1 to 15 acres

- 60,000 sq ft of warehouse available
- Available as a whole or split from 30,000 sq ft
- Eaves of up to 7.9m to apex
- 3 x loading doors
- Yards of 35m depth
- Business park location close to Doncaster Sheffield Airport
- Very secure site
- Ideal for various industrial & storage uses
- Open storage areas available on site from 1 to 15 acres
- Long term and flexible lease options considered
- Available To Let – rent on application.

Contact

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Location

The Rocket Site is located 2.3 miles to the north east 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 south west (20 minutes drive time) at Junction 34 (Blyth).



SATNAV: DN10 6ET

whattthreeords: [///driveways.alarming.scatter](http://driveways.alarming.scatter)

Description

Warehouse / industrial units comprising the following specification

- 30,000 to 60,000 sq ft available
- Each unit benefits from 3 x loading doors
- Eaves from 5.9 to 7.9m
- Well lit via light panels and LED lighting
- Surfaced, serviced and secure yard areas
- 35m depth yards
- Further yard / open storage areas available from 1 to 15 acres
- Very secure site with 24/7 access

Lease Terms

The property is available to lease on terms to be agreed. Flexible lease options may be considered however FRI lease terms of a minimum of 5 years would be preferred.

Asking Rent

Price on application – please contact the agent.

Services

Mains connections including 3-phase power are on site.

Business Rates

Unit 2 Rateable Value: £92,000

Unit 3 Rateable Value: £95,000

Please note this is not the rates payable.



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EPC

Both units have a C (61) rating.

Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

VAT

Rents are quoted exclusive but may be subject to VAT.

Viewings

By appointment with the Sole Agent.

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