

UNIT 4  
PLUMTREE ENTERPRISE PARK  
PLUMTREE  
DONCASTER  
DN11 8EW

---

# MODERN INDUSTRIAL UNIT TO LET.

---

- 237.43 Sq M (2,556 Sq Ft)
- Modern Industrial / Storage Unit
- Popular Industrial Location



FLINT  
REAL ESTATE





## LOCATION

Plumtree Enterprise Park is located on the Plumtree Industrial Estate and is within easy reach of the surrounding centres of Bawtry, Doncaster City to the Northwest, Worksop to the Southwest and Retford to the Southeast.

The A631 is an arterial route to the J3 of the M18 lying 6 miles to the north via Blyth Road A1 (M) 4.9 miles to the south.

## DESCRIPTION

Modern, high quality industrial unit with the following specification:

- Open plan workshop
- Modern office with w/cs & kitchenette
- Additional useful mezzanine area
- Eaves between 5.4m and 6.6m
- Parking
- 3-phase power supply
- Suitable for a range of industrial and storage uses

## ACCOMMODATION

GIA: 237.43 Sq M (2,556 Sq Ft)

Plus, a mezzanine area of 104.80 Sq M (1,128 Sq Ft)



SAT NAV: DN11 8EW



GUARD.TALENTS.HOTHOUSE

## RENT & TERMS

Available on terms to be agreed.

Asking rent is £22,500 per annum exclusive.

## BUSINESS RATES

Ratable Value: £12,750

Potential for Business Rates Relief.

## VAT

VAT is payable.



## 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.

## EPC

Rating: C

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto: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 October 2024.