

0.9 ACRE CONCRETE YARD WITH WORKSHOPS TO LET.

• PLANET ROAD •
ADWICK LE STREET • DONCASTER • DN6 7AW



- Large Fully Concreted Yard / Open Storage
- 0.9 Acre Site with 3,530 Sq Ft Workshops
- Fenced Secure Site with Electric Gates
- Workshop & Offices
- Well Established Location
- Close to A1 (M)





DESCRIPTION

High quality fully concreted yard / open storage land with useful industrial workshops and office space

- 0.9 Acre open storage yard
- Fully concreted with drainage
- Fenced and secure with electric gates
- Workshops / offices extending to 3,530 Sq Ft GIA, comprising two separate workshop areas accessed via electric loading doors
- W/C and kitchenette facilities
- Suit various uses stpp
- 3 phase electric supply
- Formally used as a HGV workshop
- Eaves height of 5m to 5.6m



LOCATION

The site is located off Church Lane via Planet Road, within the Carcroft area of Doncaster which is a popular and established industrial area. Nearby occupiers include Synetiq.

The A1(M) south bound is approximately 1.2 miles West, with the A1 M north and southbound access via Redhouse Interchange approximately 2.5 miles away. The A19 can be easily accessed via Askern Road to the north east, less than a mile away. The M18 is approximately 8 miles to the South. The property is well connected to take advantage of the regions motorway network.



SAT NAV: DN6 7AW



REMEDY.PIGS.SHOCK



ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
Workshop / Offices	327.99	3,530

Total site area 0.9 acres

ASKING RENT

£65,000 per annum exclusive

LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is preferred.

BUSINESS RATES

We advise interested parties to contact the local authority for further information..



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Mains services including 3-phase electric are connected to the property.

EPC

Rating: TBC

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

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