

TO LET



**Unit 4, Eland Road, Denaby Main, Doncaster,
South Yorkshire, DN12 4HA**

- Industrial unit suitable for various uses
- 377 Sq M (4,058 Sq Ft) GIA
- From £30,000 PAX
- Established location

Location

The unit is located on Binder Industrial Estate which is part of Denaby Main, a town just 8 miles from Doncaster.

Doncaster, a city with a population of over 300,000, offers a strategic location at the heart of the UK. It lies on the East Coast Mainline with more than 60 trains daily and benefits from excellent road links via the M1, A1, and M18.

Description

The unit is open plan industrial and suitable for various uses. The property includes the following specifications:

- High eaves height circa 7m ideal for storage / racking
- Useful office area
- W/C and kitchenette
- Established location
- 3 phase electrical supply
- 377 Sq M (4,058 Sq Ft) GIA

Accommodation

Total GIA: 377 Sq M (4,058 Sq Ft) GIA

Terms

Available on terms to be agreed however a minimum of 5 years is envisaged

Rent

The asking rent is from £30,000 per annum exclusive plus VAT.

Business Rates

£18,750 (please note this is not the rates payable.)

Services

Mains water and 3 phase electricity are connected.

EPC

A new EPC is being prepared.

Anti Money Laundering

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

VAT

VAT is payable on the rent.

Viewings

By appointment with the agents below:

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