

TO LET



**UNIT 2, ROCKET SITE, MISSON, DONCASTER,
DN10 6ET**

- Industrial / Warehouse Unit
- 30,000 Sq Ft (2,787.0912 Sq M)
- Eaves Up To 7.9m
- 24/7 Access & CCTV

Location

The Rocket Site is located 2.3 miles to the northeast 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 southwest (20 minutes' drive time) at Junction 34 (Blyth).



SATNAV: DN10 6ET

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

Description

Warehouse / industrial unit comprising the following specification:

- 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

Accommodation

Total GIA: 30,000 Sq Ft (2,787.0912 Sq M)

Asking Rent

Price on application.

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.

Business Rates

Rateable Value: £92,000 (please note that these are not the rates payable by the tenant)

EPC

C (61)

Services

Mains connections including 3-phase power are on site.

Anti Money Laundering

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

VAT

Rents are quoted exclusive but may be subject to VAT.

Viewings

By appointment with the agents below:

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