

UNIT 3  
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





## 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

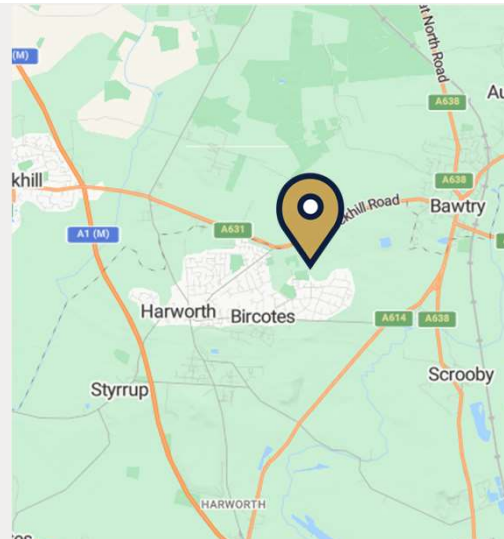
Modern, high quality industrial unit with the following specification:

- 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**

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**Alexandra De Freitas**

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