

MODERN INDUSTRIAL UNITS TO LET.

UNITS 1-4 • HYDE PARK INDUSTRIAL ESTATE
• 7 NELSON STREET
• DONCASTER • DN4 5AD



- Option To Combine Multiple Units
- 24-hour Access
- CCTV Building Surveillance

- Suit Various Uses
- Surfaced, Fenced & Secure

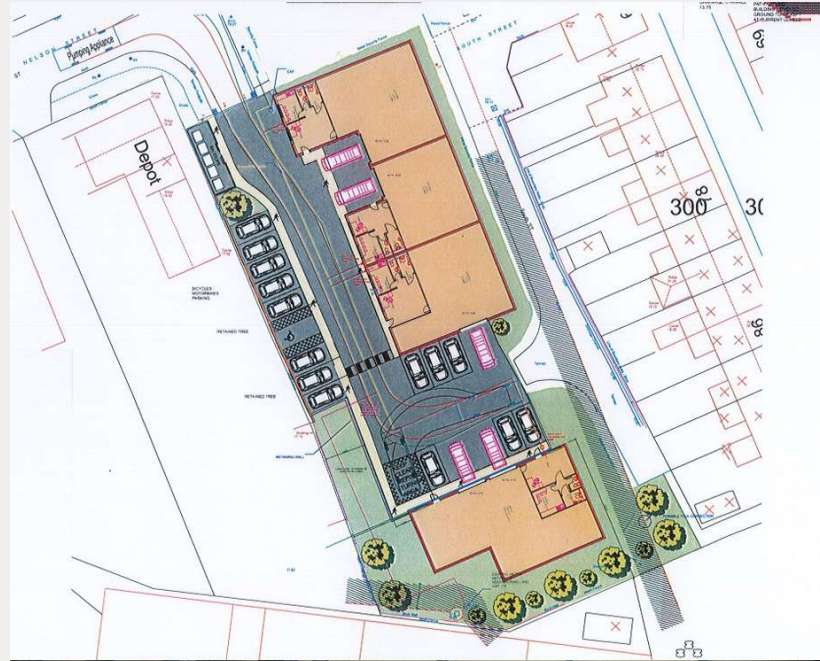




DESCRIPTION

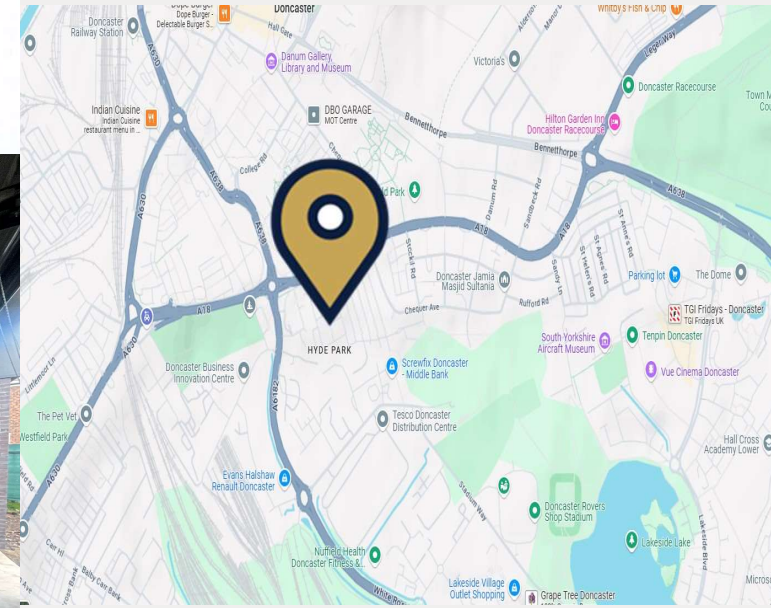
Four Industrial/workshop units with open plan warehousing space, equipped with LED lighting, 3 phase power supply, car parking and electric roller shutter door access site.

- Steel portal frame
- Concrete floor
- 3 phase electric supply
- Eaves height of 6.86m
- Designated parking areas
- Fenced and secure
- Open plan space
- Excellent location
- Established industrial estate
- CCTV building surveillance
- 24-hour access
- Option to combine multiple units



LOCATION

Located within key routes such as the A18, A638, and A6182, this location provides quick access to Doncaster town centre whilst also connecting to the M18 motorway, which provides easy access to regional motorways such as the M1 and A1(M), opening up routes toward Sheffield, Rotherham, Leeds, and other parts of South Yorkshire and the East Midlands.



 **SAT NAV: DN4 5AD**

 **USES.COPYCASINO**



ACCOMMODATION

The units are available separately or combined.

Unit Num.	Sq M	GIA Sq Ft
Unit 1	170	1,829
Unit 2	134	1,443
Unit 3	161	1,732
Unit 4	204	2,201
Total	669	7,205

ASKING RENT

Price on application.

Please contact the agents for more information.



EPC

Rating: TBC

VAT

Rent quoted is exclusive but may be subject to VAT.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

AML

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

BUSINESS RATES

Please contact the Agents for more information.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

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 September 2025