

# VARIOUS WORKSHOP/INDUSTRIAL UNITS & OFFICES

# TO LET.

UNITS 1 & 2 HOLLY HOUSE • KELHAM STREET  
INDUSTRIAL ESTATE • DONCASTER • DN1 3TR



- Available As A Whole Or To Split
- From 1,500 Sq Ft To 10,605 Sq Ft GIA
- Roller Shutter Access

- Suit Various Uses STP
- Rents From £9,000 Per Annum Exclusive (£750 pcm)





## DESCRIPTION

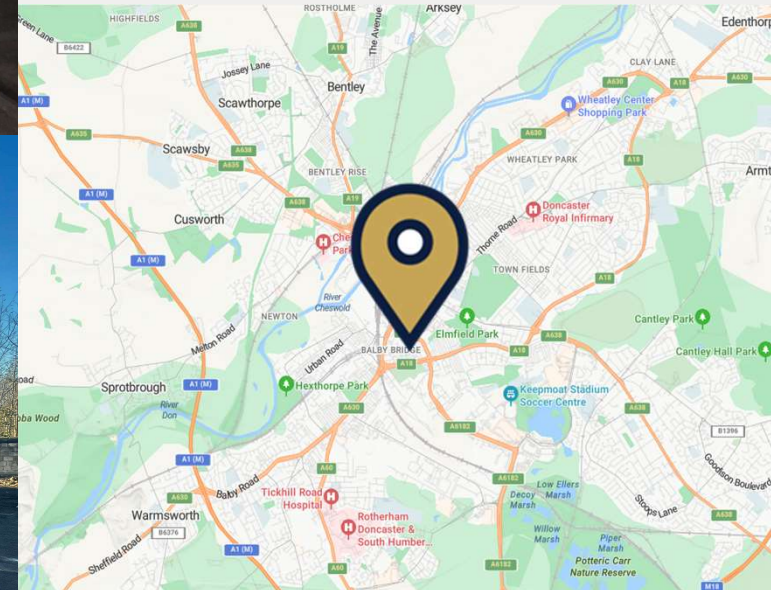
**Newly converted commercial building providing a range of industrial, office and storage space available as a whole or split from 1,500 St Ft.**

- 3 phase electric supply
- Useful secure yard area
- Each unit has vehicle loading doors
- 3-phase electrical supply
- Designated parking areas
- A range of office, industrial and storage spaces available in units from circa 1,500 to 10,605 sq ft
- Ground and first floor offices
- Established industrial estate
- 24-hour access
- Option to combine units
- Excellent mix of workshop and office space



## LOCATION

The property forms part of the Kelham Street Industrial Estate which is an established industrial area located off the popular A630 Balby Road which links Doncaster with J36 of the A1 which is situated approximately 1 mile from Junction 3 of the M18 - which makes it a fantastic location to take advantage of the regions motorway network and access the wider Doncaster areas and city centre.



 **SAT NAV: DN1 3TR**

 **LOOKS.HERDS.THIGH**



## ACCOMMODATION

The units are available separately or combined.

We have various sized units and office space available from 1,500 to 10,605 Sq Ft .

## ASKING RENT

Rents from £9,000 per annum exclusive (£750 pcm)

Please contact the agents for more information.

## LEASE TERMS

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

## BUSINESS RATES

The property is yet to be assessed separately.

We recommend interested parties make their own enquiries to the VOA.



## 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



## EPC

Rating: D (80) & D (90)

## SERVICES

Mains services and 3-phase power are connected to the property.

## 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.

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 December 2024.