

# INDUSTRIAL / WAREHOUSE UNIT WITH COMPOUND

# TO LET.

THE BIG RED SHED •  
CHERRY TREE ROAD • DONCASTER • DN4 0BJ



- Industrial / Warehouse Unit
- 848 Sq M (9,129 Sq Ft)
- Eaves 9.14m to 12.69m

- Suit Various Uses
- Well Established Industrial Location
- Good Road Links



**FLINT**  
REAL ESTATE





## DESCRIPTION

**Industrial warehouse unit with open plan warehousing space, equipped with LED lighting, 3 phase power supply, car parking and two loading doors.**

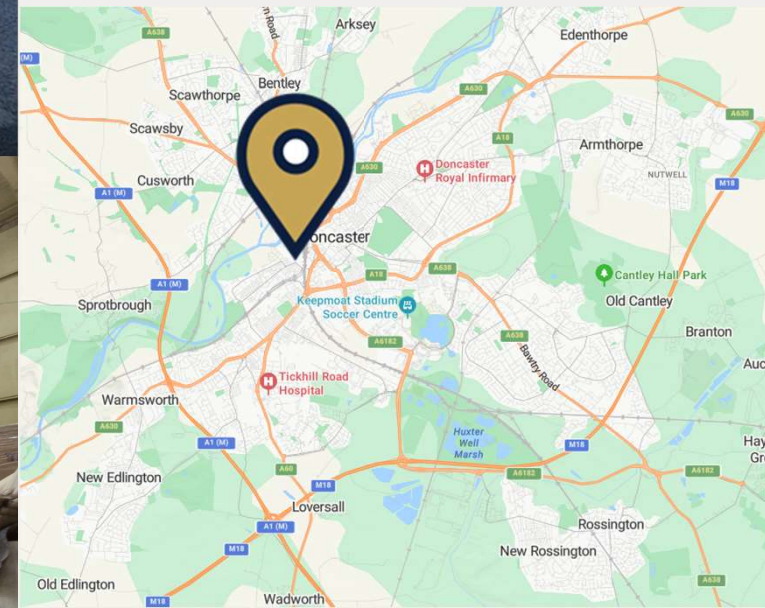
- Open plan space
- Office block in situ
- 3 phase electric supply
- Min eaves height of 9.14m
- Max eaves height of 12.69m
- Designated parking areas
- Within a fenced and secure industrial compound
- Established industrial estate
- 24-hour access



## LOCATION

Located within the well-established Kelham Industrial Estate the site offers great access to the M18.

Located approximately 2.5 miles southeast of the estate. The M18 provides excellent connectivity, linking to the M1 for north-south travel and the A1(M) for east-west access. This makes the location highly accessible for businesses requiring efficient transport routes.



SAT NAV: DN4 0BJ



EXPECT.RAILS.EQUAL



## ACCOMMODATION

The building extends to a Gross Internal Area of 848 Sq M (9,129 Sq Ft)

Unit	Sq M	GIA Sq Ft
The Big Red Shed	848	9,129

## ASKING RENT

Quoting rent: £50,000 per annum exclusive.

Please contact the agents for more information.

## LEASE TERMS

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

## BUSINESS RATES

Ratable Value: £23,000

This is the rateable value for the property. It is not what is payable in business rates or rent.



## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## EPC

Rating: D (94)

## AML

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

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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