

INDUSTRIAL / WAREHOUSE PREMISES

TO LET.

UNITS 2 & 3 •
CHERRY TREE ROAD • DONCASTER •
DN4 0BJ



- Industrial / Warehouse Units
- 629 Sq M (6,777 Sq Ft)
- Eaves Heights Of Between 4.26m & 6.26m

- Suit Various Use
- Established Industrial Location
- Good Road Links

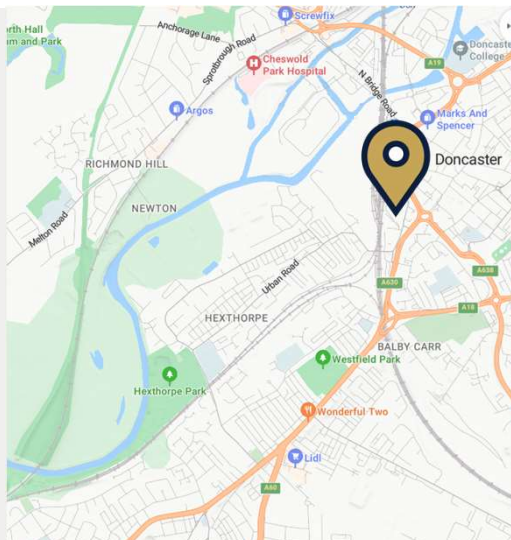




LOCATION

The property is located on Cherry Tree Road in Hexthorpe less than 0.5 miles from Doncaster town centre and the train station and easily accessed from the A630 Balby Road. The A630 Balby Road links directly with the A1(M) motorway at junction 36.

Doncaster is in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The city has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.



DESCRIPTION

The properties offer double bay mid-terrace industrial units/lock-up with roller shutter and pedestrian doors to the front. The units also benefit from the below specification:

- Open plan warehouse space
- WC and office block
- Concrete floors
- Min eaves height of 4.26m
- Max eaves height of 6.26m

ACCOMMODATION

629 Sq M (6,777 Sq Ft)

Further space also available, please get in touch for more information.



 **SAT NAV: DN4 0BJ**
 **EXPECT.RAILS.EQUAL**

RENT / TERMS

Asking rent: £40,000 per annum exclusive on terms to be agreed.

BUSINESS RATES

Rateable Value: £19,250
This is the rateable value for the property. It is not what its payable in business rates or rent.

VAT

Rent is quoted exclusive but may be subject to VAT.

SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

EPC

Rating: D (79)

AML

Tenants will have to supply information to comply with AML Regulations.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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