

# INDUSTRIAL / WAREHOUSE UNIT

# TO LET.

UNIT 2 • ROCKET SITE • MISSON •  
DONCASTER • DN10 6ET



- Industrial / Warehouse Unit
- 30,000 Sq Ft (2,787.0912 Sq M)
- 24/7 Access & CCTV

- Suit Various Uses
- Eaves up to 7.9m
- Further space also Available





## LOCATION

The Rocket Site is located 2.3 miles to the northeast of Misson on Springs Road. The site is accessed off Sandersons Bank (B1396) with Sandersons Bank providing access to Doncaster Sheffield Airport some 5 miles to the west (10 minutes' drive time).

Junction 3 of the M18 is 10 miles from site (15 minutes' drive time). Junction 1 of the M18 is 10.5 miles to the north (15 minutes' drive time) and access to the A1(M) is 11.5 miles to the southwest (20 minutes' drive time) at Junction 34 (Blyth).



 **SAT NAV: DN10 6ET**

**/// DRIVEWAYS.ALARMING.SCATTER**

## DESCRIPTION

Warehouse / industrial unit comprising the following specification:

- 3 x loading doors
- Eaves from 5.9 to 7.9m
- Well lit via light panels and LED lighting
- Surfaced, serviced and secure yard areas
- 35m depth yards
- Further yard / open storage areas available from 1 to 15 acres
- Very secure site with 24/7 access

## ACCOMMODATION

Total GIA: 30,000 Sq Ft (2,787.0912 Sq M)

## SERVICES

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



## RENT / TERMS

Asking on application Flexible lease options may be considered however FRI lease terms of a minimum of 5 years would be preferred.

## VAT

Rent is quoted exclusive but may be subject to VAT.

## BUSINESS RATES

Rateable Value: £92,000 (please note that these are not the rates payable by the tenant)

## AML

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

## EPC

Rating: D (61)

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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