

OPEN STORAGE LAND,  
ROCKET SITE, MISSON,  
DONCASTER  
DN10 6ET

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## OPEN STORAGE / INDUSTRIAL LAND

# TO LET.

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- Secure, Fenced & Surfaced Site
- Available From 1 To 15 Acres
- 2 X 30,000 Sq Ft Units Also Available
- 24/7 Access & CCTV







## PROPERTY SUMMARY

**Open storage land available from 1 to 15 acres, suitable for various storage, car storage, haulage, rail and logistics occupiers.**

- Available from 1 to 15 acres
- Surfaced, secure & fenced site
- Business park location close to Doncaster Sheffield airport
- Very secure site
- Ideal for security conscious occupiers
- Modern warehouse / industrial units available
- On site from 30,000 to 60,000 sq ft
- Available to let
- Rent on application.







## DESCRIPTION

### Open Storage Land

- 1 to 15 acres available
- Surfaced, serviced and secure
- Part concrete part hardcore surfaced but can be fully concreted
- Very secure site with 24/7 access

The surface is a mix of hardcore and concrete surfacing with concrete access roads around the site

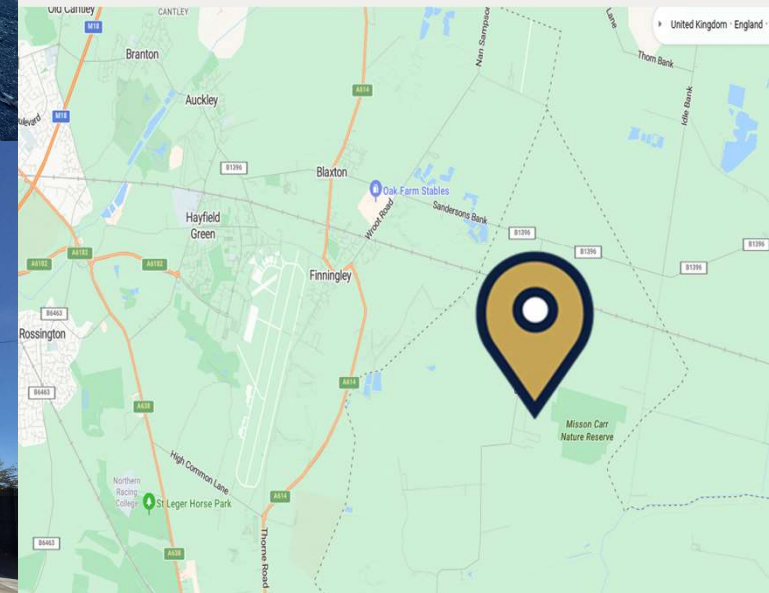
- Areas can be concrete surfaced if required.

Potential to also rent 2 x 30,000 sq ft modern warehouses with eaves up to 8m and 35 m yard depth



## LOCATION

The Rocket Site is located 2.3 miles to the southwest of Misson on Springs Road. The site is accessed off Sanderson 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



## LEASE TERMS

Lease Terms The property is available to lease on terms to be agreed.

## ASKING RENT

Price on application.

## SERVICES

Mains connection and 3-phase power are on site.

## EPC

N/A



## VAT

Rent quoted exclusive but may be subject to VAT.

## AML

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



## BUSINESS RATES

Ratable Value: TBC

Please contact the Agents for more information.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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