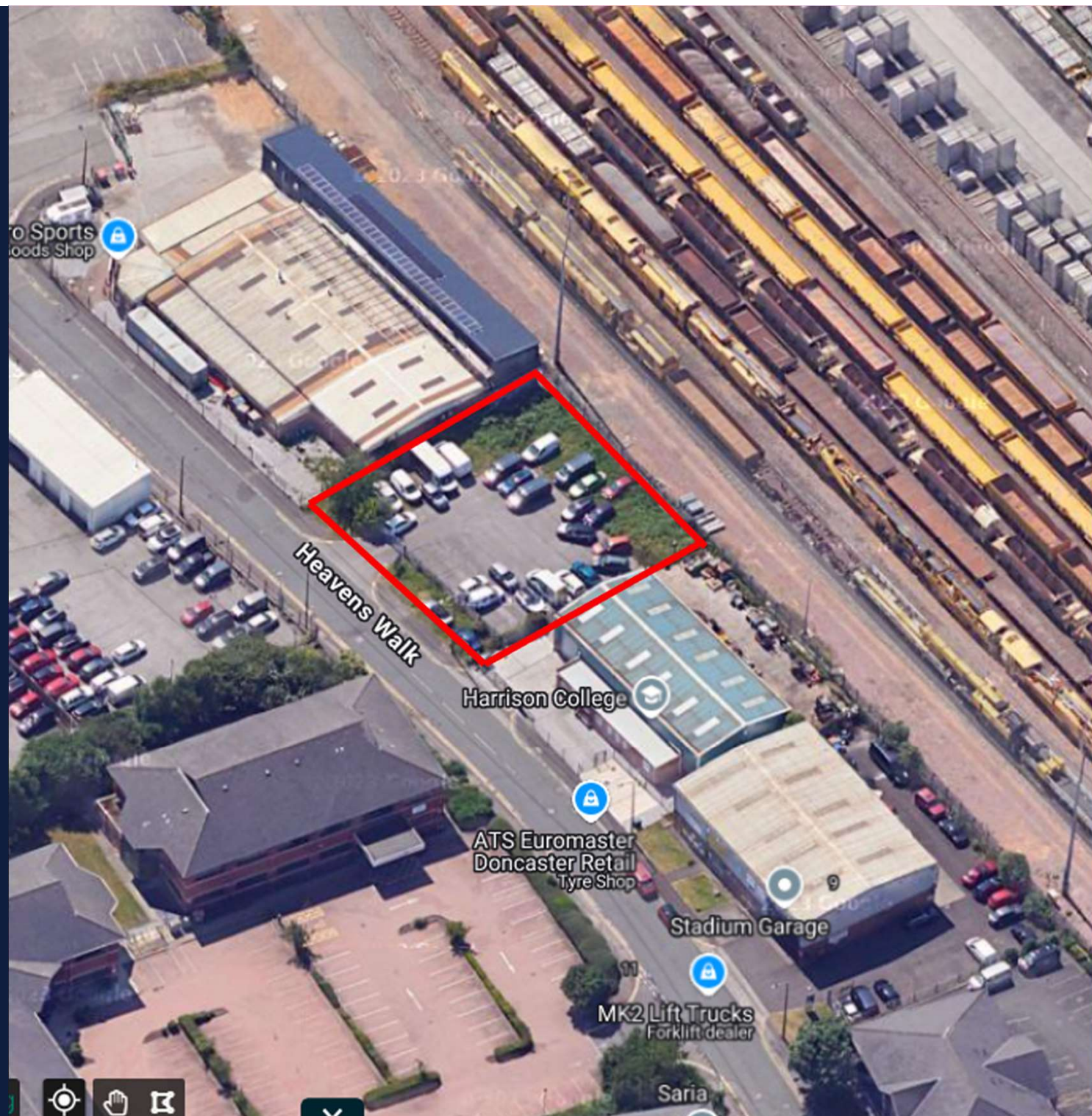


LAND AT HEAVENS WALK  
DONCASTER  
DN4 5HZ

INDUSTRIAL LAND  
SUITABLE FOR  
VARIOUS USES

**TO LET /  
FOR SALE**

- 0.27 Acres
- Fenced & Secure Compound
- Planning Consent For 3,175 Sq Ft Unit
- Close To J3 Of The M18 & J35 A1





## DESCRIPTION

**Secure industrial compound providing open storage / parking space, as well as an excellent development opportunity**

- Secure, fenced and tarmac surfaced
- 0.27 acres / 1093 Sq M
- Level site
- Suit various industrial / storage uses
- Development opportunity with existing planning permission to build up to 295 Sq M (3,175 sq ft) GIA.
- The land has been used for car sales and storage.
- We consider it suitable for a range of uses within E, B2 and B8 including office, industrial, trade counter and storage STPP.



## LOCATION

Located in the popular Heavens Walk area of the well established Ten Pound Walk Business Zone, which is off the busy White Rose Way which forms an arterial route between J3 of the M18, the Lakeside area of the city and the city centre. The Lakeside Shopping Centre is located a short distance away.

As such, the land sits in a very popular, well-connected location, notable occupiers include Evans Halshaw, Screwfix, Howdens, ATS Euro-master, Network Rail and Tesco. There is a mix of industrial and office uses nearby.

J3 of the M18, and J35 of the A1 are within a 5-minute drive of the site, with the M1 within 15 minutes.



SAT NAV: DN4 5HZ



SHOT.PASSES.ENGINE



## SITE AREA

The site extends to 0.27 acres / 1,093 Sq M (11,764 Sq Ft)

## ASKING RENT / PRICE

£24,000 per annum exclusive (£2,000 per month) or the freehold is available for unconditional offers in the region of £250,000

## LEASE TERMS

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

## DEVELOPMENT OPPORTUNITY

The property can be redeveloped under the existing planning to provide 3,175 Sq Ft of warehouse/industrial space under planning reference 22/01708/FUL. Plans are available upon request.

The land may suit other uses and schemes STPP.



## AML

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

## BUSINESS RATES

Rateable Value: £5,900

Qualifying occupiers may benefit from 100% Small Business Rates Relief.

## VAT

VAT is applicable.

## EPC

Not applicable.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)



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