

**INDUSTRIAL / WAREHOUSE
UNIT – FROM £3.99 PER SQ FT**

OGDEN ROAD • SHAW LANE INDUSTRIAL
ESTATE • DONCASTER • DN2 4SE



TO LET.



- Warehouse / Industrial Unit & Concrete Yard
- 4,284 Sq M (46,111 Sq Ft) GIA
- Available From Only £3.99 Per Sq Ft

- Well Located With Good Road Links
- Close The J4 Of The M18
- Low Rent



FLINT
REAL ESTATE



DESCRIPTION

A well located, detached warehouse / industrial unit with yard and offices.

- Open plan warehouse / industrial space
- Loading door access with potential to create more
- Office space over two floors
- Secure concrete yard area
- Fenced and secure site
- Min eaves height of 5.2m and up to 6.8 m to the apex
- Concrete floor
- 3 phase electric supply
- Site area of 1.39 acres

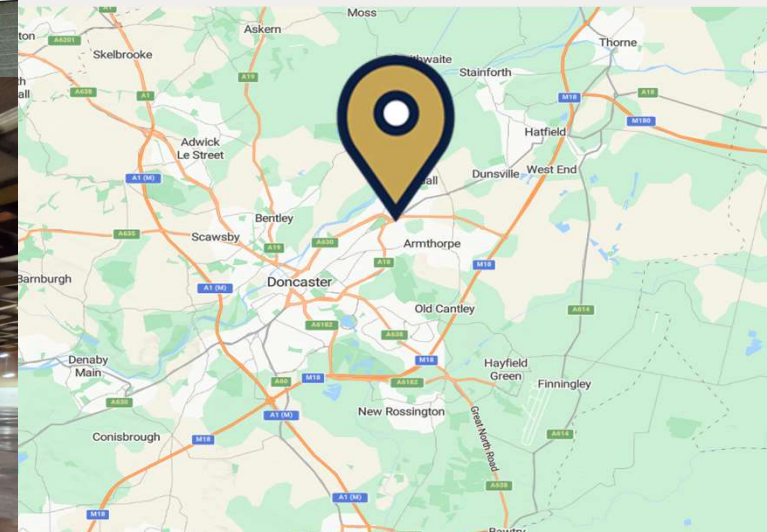


LOCATION

Located on the well-established Shaw Lane Industrial Estate area, to the northeast of Doncaster city centre.

The property is situated at the end of Ogden Road which is an established industrial location. Nearby occupiers include JD Gyms, McDonalds Asda and B&M.

The property has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways, which link the city to the nearby cities of Sheffield, Leeds and Wakefield within a short drive.



SAT NAV: DN2 4SE



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ACCOMMODATION

The accommodation has been measured on a Gross Internal Area.

Floor	Sq M	GIA Sq Ft
Warehouse	3,736	40,217
Office & Ancillary	548	5,894
Total	4,284	46,111

ASKING RENT

Quoting rent: £184,000 per annum exclusive reflecting only £3.99 per sq ft.

LEASE TERMS

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

BUSINESS RATES

Ratable Value: £117,000

This is not the rates payable. Please contact the VOA for further information.



VIEWINGS

By appointment with the Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk

Or the joint agent Fisher German



SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: D (95)

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

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

Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared January 2025.

