

HYBRID UNIT WITH OFFICES & YARD

UNIT 10 DECOY BANK NORTH • LAKESIDE •
DONCASTER • DN4 5JR



TO LET.



- Workshop With Modern Offices
- GIA: 517.75 Sq M (5,573 Sq Ft)
- Prime Business Location

- Large Yard Area
- Close to J3 M18 & J35 A1 (M)
- Within the Lakeside Area





DESCRIPTION

Modern hybrid workshop / industrial / office premises with a large yard area

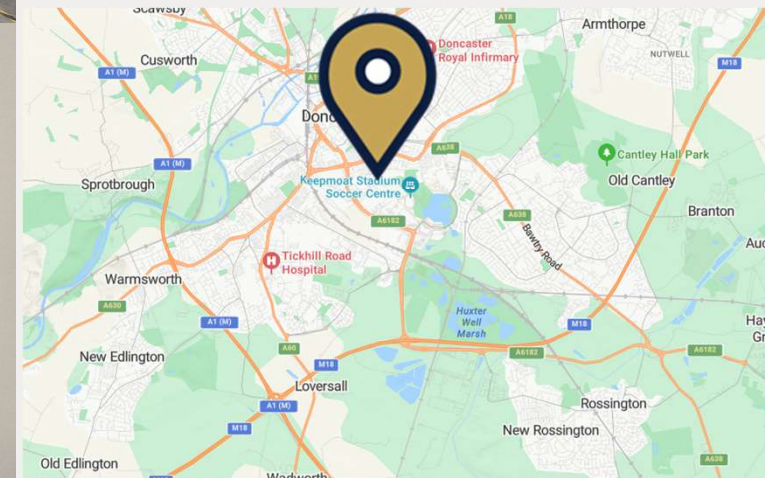
- Suitable for a range of uses , ideal for various business types
- Prime location near to trade counter / build trade, office and industrial uses
- Fenced and secure site with gated access
- Loading door access
- Tarmac car park for over 24 vehicles
- LED lighting throughout
- WC and kitchenette facilities
- Modern office fit out over part ground and first floor
- Open plan workshop / warehouse area
- Flexible space suitable for a range of business uses
- 3 phase power supply
- 0.365 acre site



LOCATION

Located in the popular Lakeside / Decoy Bank 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. J3 of the M18, and J35 of the A1 are within a 5-minute drive of the site, with the M1 within 15 minutes.

The property is located in a popular, well-connected location, notable occupiers include Howdens Joinery, City Electrical Factors, Johnstones's Paints, Evans Halshaw, Screwfix, Howdens, ATS Euro-master, Network Rail and Tesco. There is a mix of industrial and office uses nearby.



SAT NAV: DN4 5JR



COUCH.INSPECTOR.ACTED



ACCOMMODATION

The property has the following Gross Internal Area:

	Sq M	Sq Ft
Workshop & GF Office	357.98	3,853
FF Offices	159.80	1,720
Total GIA	517.78	5,573

The site area is 0.365 acres

ASKING RENT

Rent on application – please contact the agents.

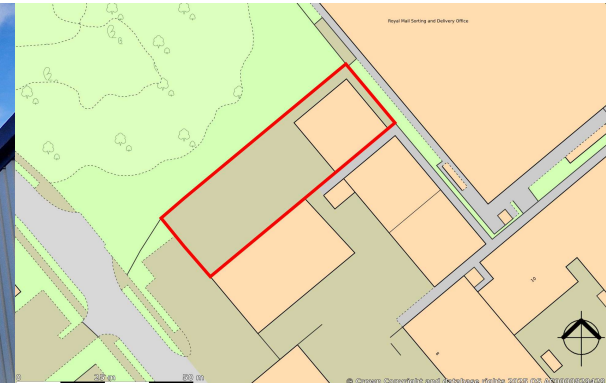
LEASE TERMS

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

BUSINESS RATES

Ratable Value: £33,000

This is the rateable value for the property. It is not what is payable in business rates or rent.



SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

EPC

B (30)

AML

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

VIEWINGS

By appointment with the Sole Agents below:

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