

# INDUSTRIAL / WORKSHOP UNIT

# TO LET.

UNIT 5 • CHERRY TREE ROAD •  
DONCASTER • DN4 0BJ •



- Industrial / Warehouse Unit
- 324.85 Sq M (3,496 Sq Ft)
- Potential for 100% Business Rates Relief

- Suit Various Uses
- Established Industrial Location
- Good Road Links



**FLINT**  
REAL ESTATE



## LOCATION

The property is located on Cherry Tree Road in Hexthorpe less than 0.5 miles from Doncaster town centre and the train station and easily accessed from the A630 Balby Road. The A630 Balby Road links directly with the A1(M) motorway at junction 36.

Doncaster is in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The city has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

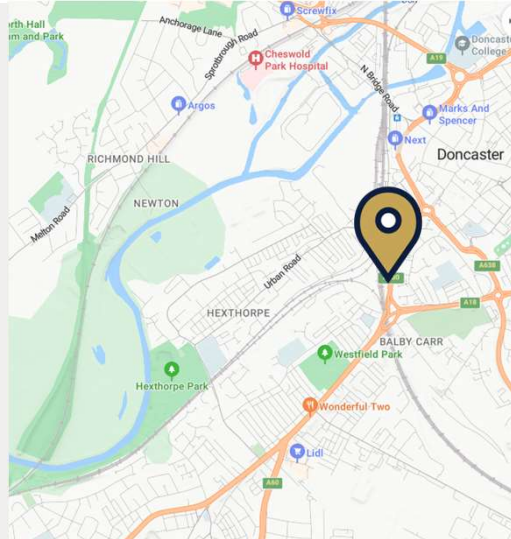
## DESCRIPTION

The unit offers a single bay mid-terrace industrial units/lock-up with roller shutter and pedestrian doors to the front. The unit benefit from the below specification:

- Open plan warehouse space
- W/C block
- Concrete floors
- Min eaves height of 4.26m
- Max eaves height of 6.26m

## ACCOMMODATION

324.85 Sq M (3,496 Sq Ft)



SAT NAV: DN4 0BJ



EXPECT.RAILS.EQUAL



## RENT / TERMS

Asking rent is £20,000 PAX and available on terms to be agreed.

## BUSINESS RATES

Ratable Value: £11,000

Please note this is not the rates payable.

## VAT

Rent is quoted exclusive but may be subject to VAT.

## SERVICES

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

## EPC

Rating: C (71)

## AML

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

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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