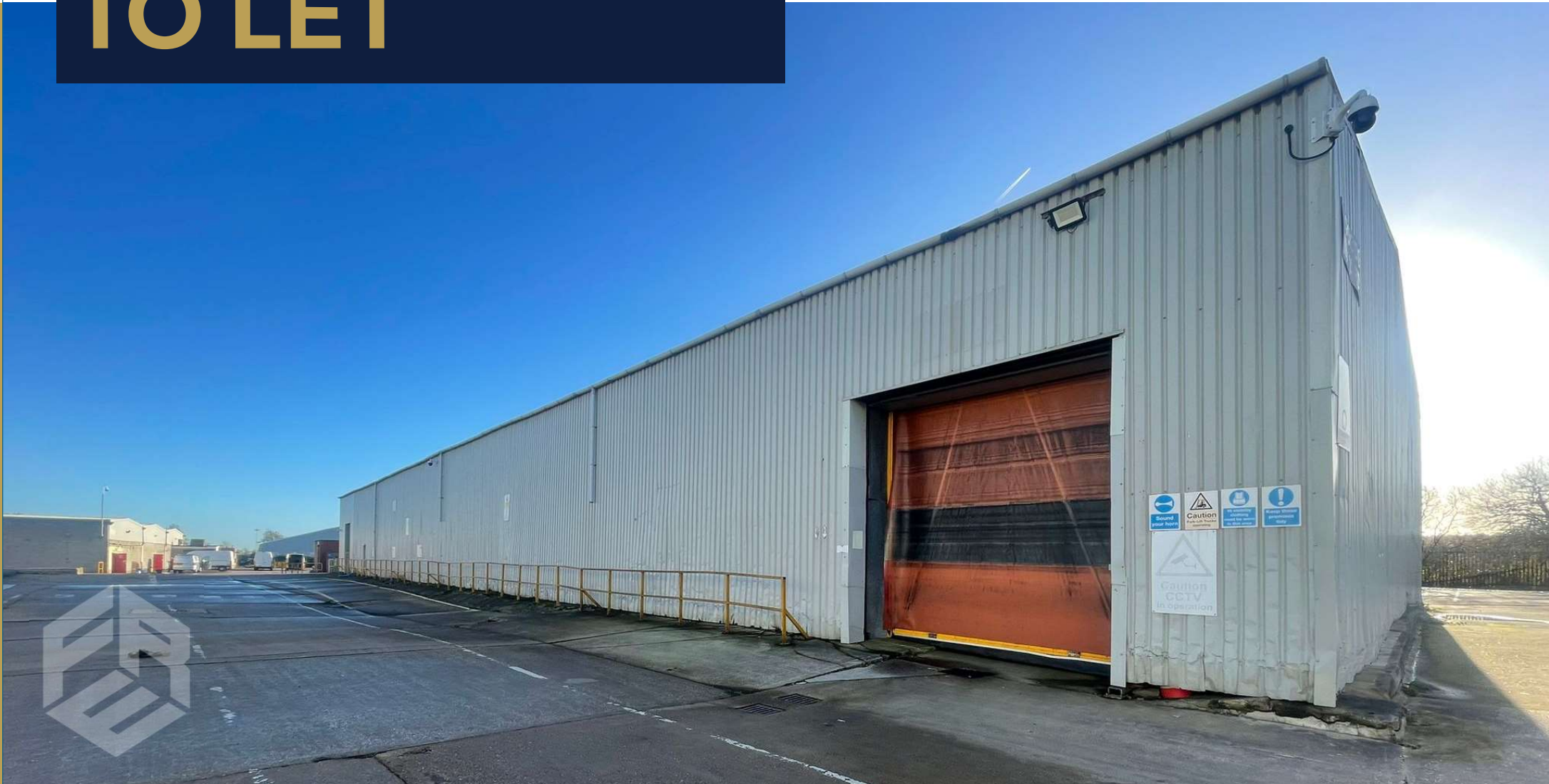


WAREHOUSE UNIT FROM £3 PER SQ FT TO LET

BUILDING 2 • WARMSWORTH 36 •
WARMSWORTH HALT • DONCASTER •
DN4 9LS •



- Industrial / Warehouse Unit
- Total GIA of 1,221.64 Sq M (13,150 Sq Ft)
- Suits Various Uses

- Close to J36 of the A1 (M)
- Available From £3.00 Per Sq Ft
- Flexible Lease Terms



FLINT
REAL ESTATE



LOCATION

The site is located on Warmsworth Halt Industrial Estate, within the Warmsworth area of Doncaster. Warmsworth Halt is easily accessed via Junction 36 of the A1(M) approximately 1 mile to the North East of the site. Junction 35 of the A1(M) and Junction 2 of the M18 are also situated approximately 2.8 miles to the South East of the site, whilst Doncaster City Centre is located approximately 4.2 miles to the North East.

Warmsworth Halt Industrial Estate is an established industrial location providing easy access to the A1 and wider motorway network.



 **SAT NAV: DN4 9LS**

 **FORWARDED.SHOWS.SKATE**

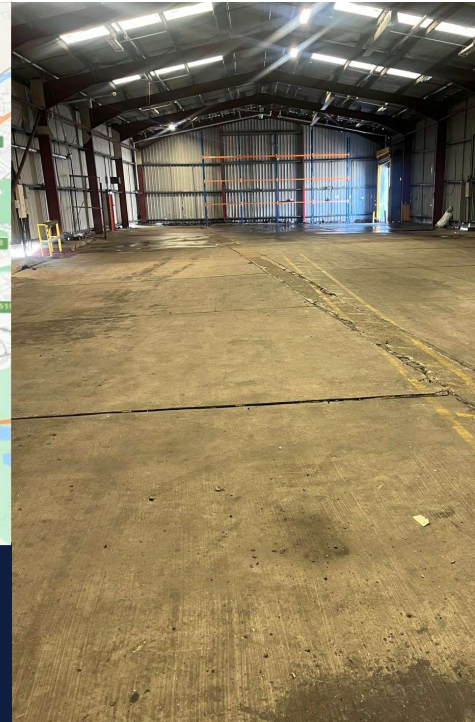
DESCRIPTION

Flexible warehouse / industrial space close to J36 of the A1 (M) available on flexible lease terms at a low rent of only £3.00 per sq ft. The unit benefits from the below specification:

- Surfaced yard & parking areas for HGVs and wagons
- Open plan workshop and warehouse space suitable for various industrial & storage uses
- Loading door entrance

ACCOMMODATION

Total GIA of 1,221.64 Sq M (13,150 Sq Ft)



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk

RENT / TERMS

Asking rent: £40,000 per annum exclusive on terms to be agreed.

BUSINESS RATES

The property is yet to be separately assessed.

VAT

Rent is quoted exclusive but may be subject to VAT.

SERVICES

Mains services and 3 phase power are connected to the property.

EPC

Rating: TBC

AML

Tenants will have to supply information to comply with AML 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 March 2025.