

WAREHOUSE UNIT WITH 0.3 ACRE YARD

TO LET

BUILDING 4 • WARMSWORTH 36 •
WARMSWORTH HALT • DONCASTER •
DN4 9LS •



- Industrial / Warehouse Unit
- Total GIA of 682.93 Sq M (7,350 Sq Ft)
- Yard Space of 0.3 acres

- Close to J36 of the A1 (M)
- Flexible Lease Terms





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.

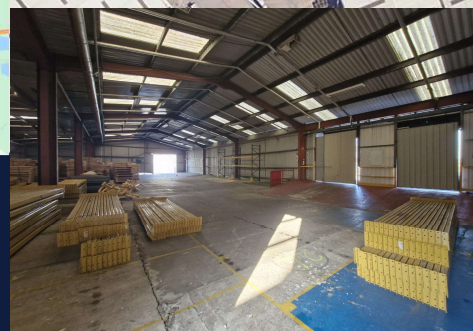
DESCRIPTION

Flexible warehouse / industrial space close to J36 of the A1 (M) available on flexible lease terms at a low rent. 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 682.93 Sq M (7,350 Sq Ft)
Yard: 0.3 of an acre



 **SAT NAV: DN4 9LS**

 **FORWARDED.SHOWS.SKATE**

RENT / TERMS

Asking rent: £32,000 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.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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