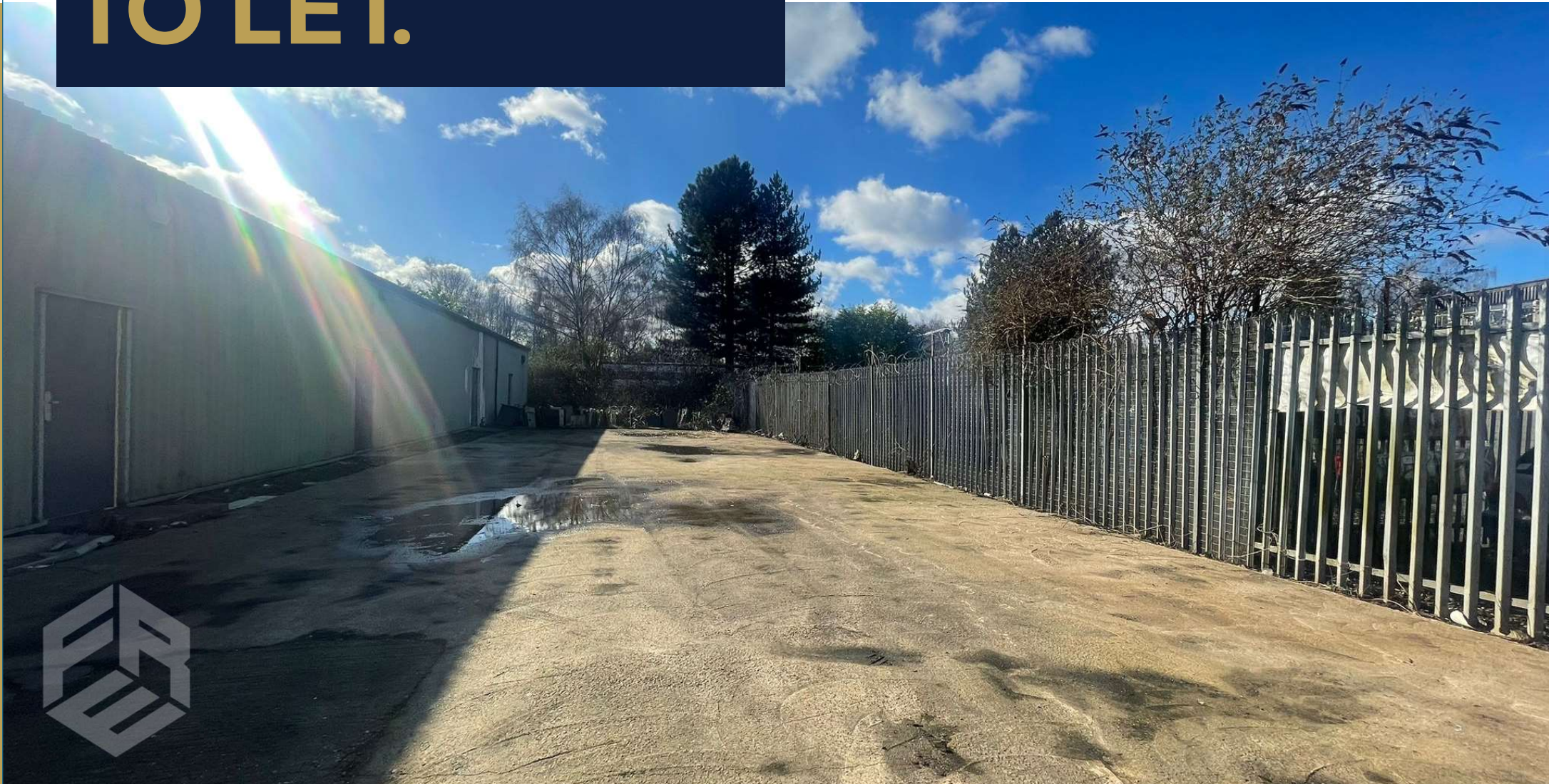


SECURE FENCED COMPOUND / YARD

TO LET.

KELHAM ST INDUSTRIAL ESTATE •
• DONCASTER • DN1 3TR •



- Secure and Fenced Compound
- 0.121 Acres (488 Sq M / 5253 Sq Ft)
- Concreted Yard with Power
- Container On Site
- Established Industrial Location
- Easy Access to A1 (M), M18 & City Centre



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REAL ESTATE

COMPOUND AT KELHAM STREET •
INDUSTRIAL ESTATE •
DONCASTER •
DN1 3TR •



LOCATION

The site forms part of the Kelham Street Industrial Estate which is an established industrial area located off the popular A630 Balby Road. This road links Doncaster with J36 of the A1 which is situated approximately 1 mile from Junction 3 of the M18.

This makes it a fantastic location to take advantage of the regions motorway network and access the wider Doncaster areas and city centre.

DESCRIPTION

The site benefits from the below specification:

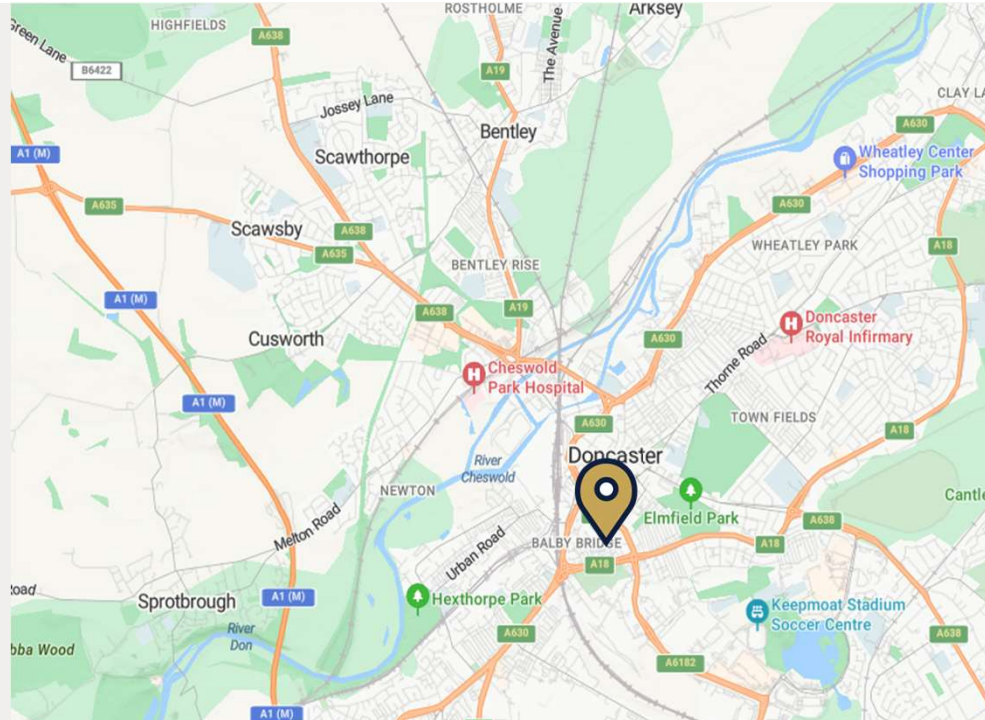
- Open plan space
- Concrete floor
- Container on site
- Power
- Fenced and Secure
- 24/7 Access

RENT / TERMS

Asking rent: £12,000 per annum exclusive on terms to be agreed.

EPC

Rating: N/A



ACCOMODATION

Depth of 46.62 meters
Width of 10.3 meters
Total GIA: 488 Sq M / 5,253 Sq Ft

BUSINESS RATES

Rateable Value: TBC

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.

AML

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



SAT NAV: DN4 0BJ



EXPECT.RAILS.EQUAL



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

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Alexandra De Freitas

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