

# MODERN INDUSTRIAL UNIT TO LET.

UNIT 4 • HYDE PARK INDUSTRIAL ESTATE •  
7 NELSON STREET •  
DONCASTER • DN4 5AD •



- Brand New High Quality Industrial Units
- Total GIA of 204 Sq M (2,201 Sq Ft)
- Designated Parking Areas
- Suit Various Uses
- Potential To Combine Units
- Excellent Location With Great Road Links



**FLINT**  
REAL ESTATE

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## LOCATION

Located within the Hyde Park Industrial Estate which is a popular industrial location. The property is situated on Nelson Street, which is close to the Hyde Park roundabout which has excellent road links to the city centre and wider Doncaster areas, making the site highly accessible.

The M18 and A1 (M) are in easy reach via White Rose Way, being only a short drive away.

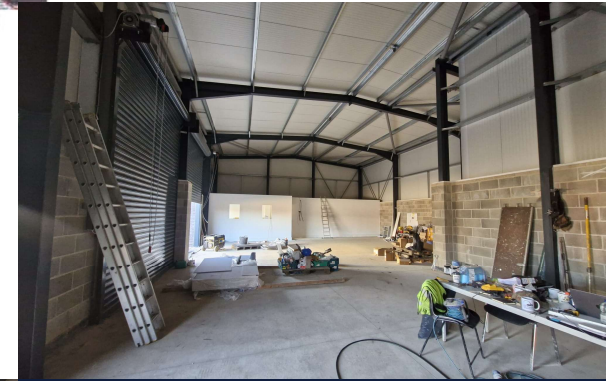
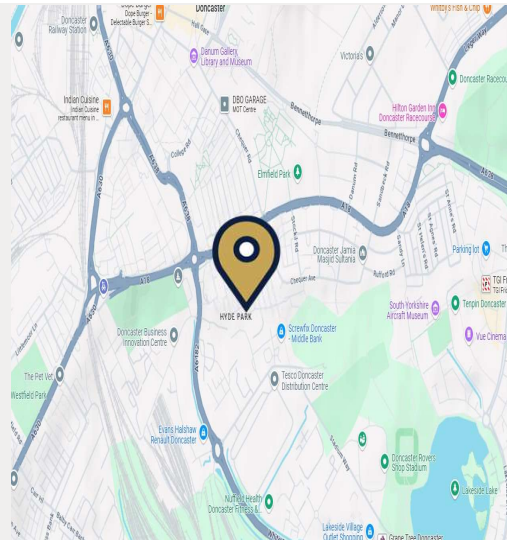
## DESCRIPTION

Industrial unit with open plan warehousing space, equipped with an office, LED lighting, 3 phase power supply, car parking and 2 electric roller shutter doors access. The unit also benefits from the below specification:

- WC and office block
- Concrete floors
- Eaves height of 6.86m
- Designated parking areas
- CCTV building surveillance
- 24-hour access

## ACCOMMODATION

Total GIA of 204 Sq M (2,201 Sq Ft)  
Further space also available, please get in touch for more information.



## RENT / TERMS

Asking rent: £27,500 per annum exclusive on terms to be agreed.

## 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.

## 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**

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

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