

MODERN INDUSTRIAL UNITS

TO LET.

UNITS 1-3 • HYDE PARK INDUSTRIAL ESTATE •
7 NELSON STREET •
DONCASTER • DN4 5AD •



- Brand New High Quality Industrial Units
- Total GIA of 465 Sq M (5,004 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

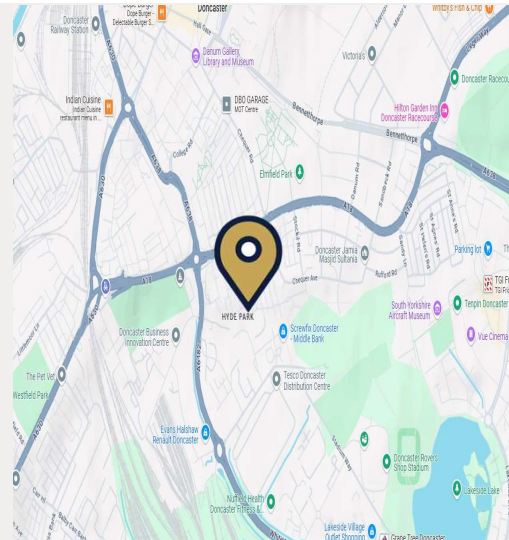
Industrial unit with open plan warehousing space, equipped with LED lighting, 3 phase power supply, car parking and electric roller shutter door access. The unit also benefits from the below specification:

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

ACCOMMODATION

Total GIA of 465 Sq M (5,004 Sq Ft)

Further space also available, please get in touch for more information.



RENT / TERMS

Asking rent: On application and on terms to be agreed.

Please contact the agents.

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:

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