INDUSTRIAL / WAREHOUSE UNITS

UNITS 6 & 14 • STATION RD • BAWTRY • DONCASTER • DN10 6QD •

TO LET.



- Two Industrial / Warehouse Units
- From 186 Sq M (2,000 Sq Ft)
- Dual Steel 5 Meter Roller Shutter Doors
- 3 Phase Power
- Secure Electric Gated Access
- Well Established Industrial Location





DESCRIPTION

Two Industrial / warehouse units with open plan warehousing space, equipped with LED lighting, 3 phase power supply, car parking and each with two loading doors.

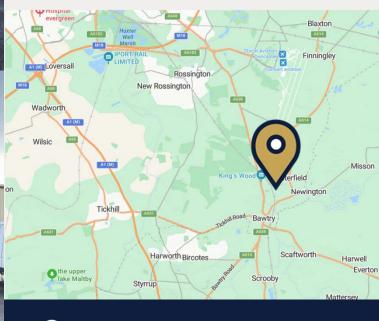
- Open plan space
- Small office and toilet built internally
- Dual steel 5-meter roller shutter doors
- 3 phase electric supply
- Designated parking areas
- Within a fenced and secure industrial compound
- Established industrial estate
- 24-hour access



LOCATION

Located within the well-established Station Road Industrial Estate the site offers great access to the M18 via J3.

Bawtry is a popular market town located on the South Yorkshire North Nottinghamshire border approximately 8 miles to the south of Doncaster City and approximately 9 miles to the north of Retford.





SAT NAV: DN10 6QD

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EMPORIUM.TRANSLATED.PILE



ACCOMMODATION

Unit	Sq M	GIA Sq Ft
Unit 14	186	2,000
Unit 6	195	2,100

ASKING RENT

Unit 14: £20,040 per annum (£1,670 pcm)
Unit 6: (20,000 per annum (£1,667 pcm)

LEASE TERMS

The properties are available to lease on FRI terms to be agreed however a minimum term of 5 years is envisaged.

BUSINESS RATES

Interested parties are encouraged to make their own enquires with the VOA.



SERVICES

Mains services including 3phase power supply are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

EPC

Unit 14: C (51) Unit 6: C (50)

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

VIEWINGS

By appointment with the Sole Agents below:

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