

# INDUSTRIAL / WAREHOUSE UNITS

# TO LET.

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



- 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



**FLINT**  
REAL ESTATE





## 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



**Unit 14**



**Unit 6**

## 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**



**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.



Unit 14



Unit 6

## SERVICES

Mains services including 3-phase 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:

**Ben Flint**

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**Alexandra De Freitas**

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