

# MODERN INDUSTRIAL / WAREHOUSE UNIT **TO LET.**

UNIT 3B AVIATOR COURT •  
FIRST AVENUE • DONCASTER • DN9 3QZ



- Industrial / Warehouse Unit
- 4,000 Sq Ft
- Quality Business Park Environment

- Next to Doncaster Sheffield Airport
- Excellent Road Links
- Modern High & Quality Unit





## DESCRIPTION

**Modern high quality industrial/warehouse unit with open plan warehousing space in a prime location**

- 4,000 Sq Ft
- Open plan space
- Office, kitchenette and W/C in each unit
- Designated parking and circulation areas
- 3 phase electric supply
- Min eaves height of 5.36m
- Max eaves height of 7m
- Established industrial estate
- 24-hour access
- Great location next to Doncaster Sheffield Airport which is to reopen in 2027

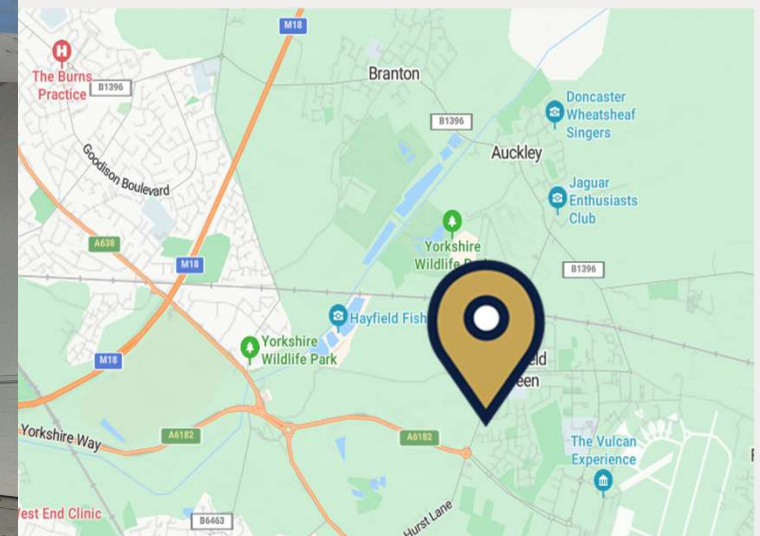


## LOCATION

Next to Doncaster Sheffield Airport, Aviator Court is accessed off First Avenue, which connects to Great Yorkshire Way (A6182), providing a direct link to Junction 3 of the M18 motorway approximately 1.5 miles.

The intersection at Junction 2 of the M18 Motorway and Junction 35 of the A1(M) is also situated approximately 6 miles to the West.

Doncaster City Centre is approximately 6.3 miles to the North West. Some notable local occupiers include LRS Ceramic Tiling, Redline Assured Security, Skanwear and SCS Distribution Centre.



SAT NAV: DN9 3QZ



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## ACCOMMODATION

Two separated industrial units, available individually or as a whole

Unit	Sq M	GIA Sq Ft
3 B	371.61	4,000

## ASKING RENT

Asking rent is £35,000 per annum exclusive.

## LEASE TERMS

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

## BUSINESS RATES

Rateable Value 3B = £20,250

Please note this is not the rates payable.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## EPC

The unit is "A" Excellent rated.

## AML

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

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