WAREHOUSE / INDUSTRIAL UNIT WITH RACKING

TO LET.

HEX-300 • NORTH BRIDGE ROAD •
DONCASTER • DN1 1QY

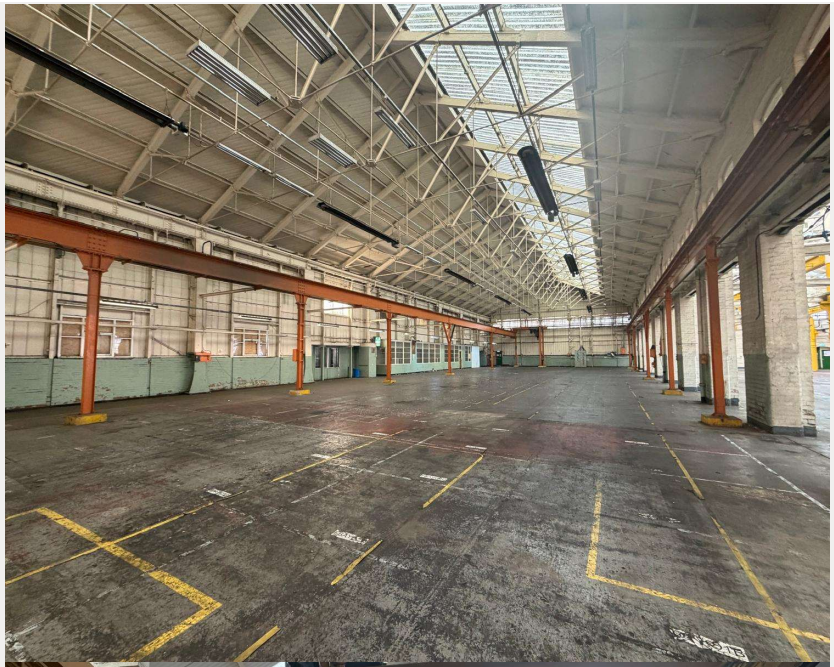
- From Only £4 Per Sq Ft
- 28,796 Sq Ft (2,675 Sq M)
- Cranes in Situ
- Excellent Road Links to A1, M1 & M18
- Loading Doors
- Good Sized Yard Area Included

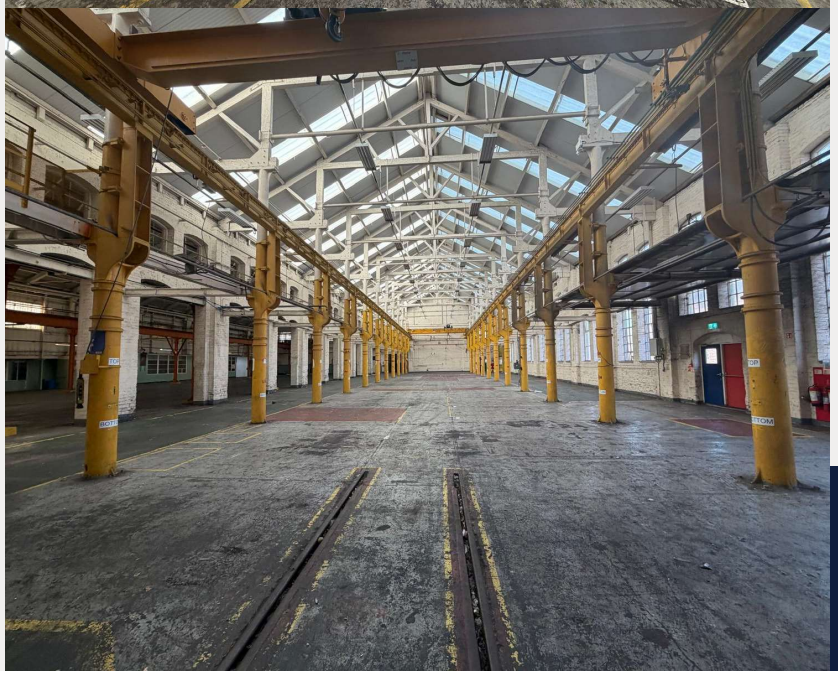
FLINT
REAL ESTATE

DESCRIPTION

Affordable racked warehouse / industrial space located within a secure estate location giving easy access to the regions motorway network via A1 (M) and M18

- Loading access to front & rear
- Yard / circulation area to the front and rear
- Secure site accessed via a private access road
- Manned security gate house
- W/C and kitchenette facilities
- Office areas
- Large 3-phase power supply
- Secure fenced boundary
- Parking areas
- Circular access road around the building





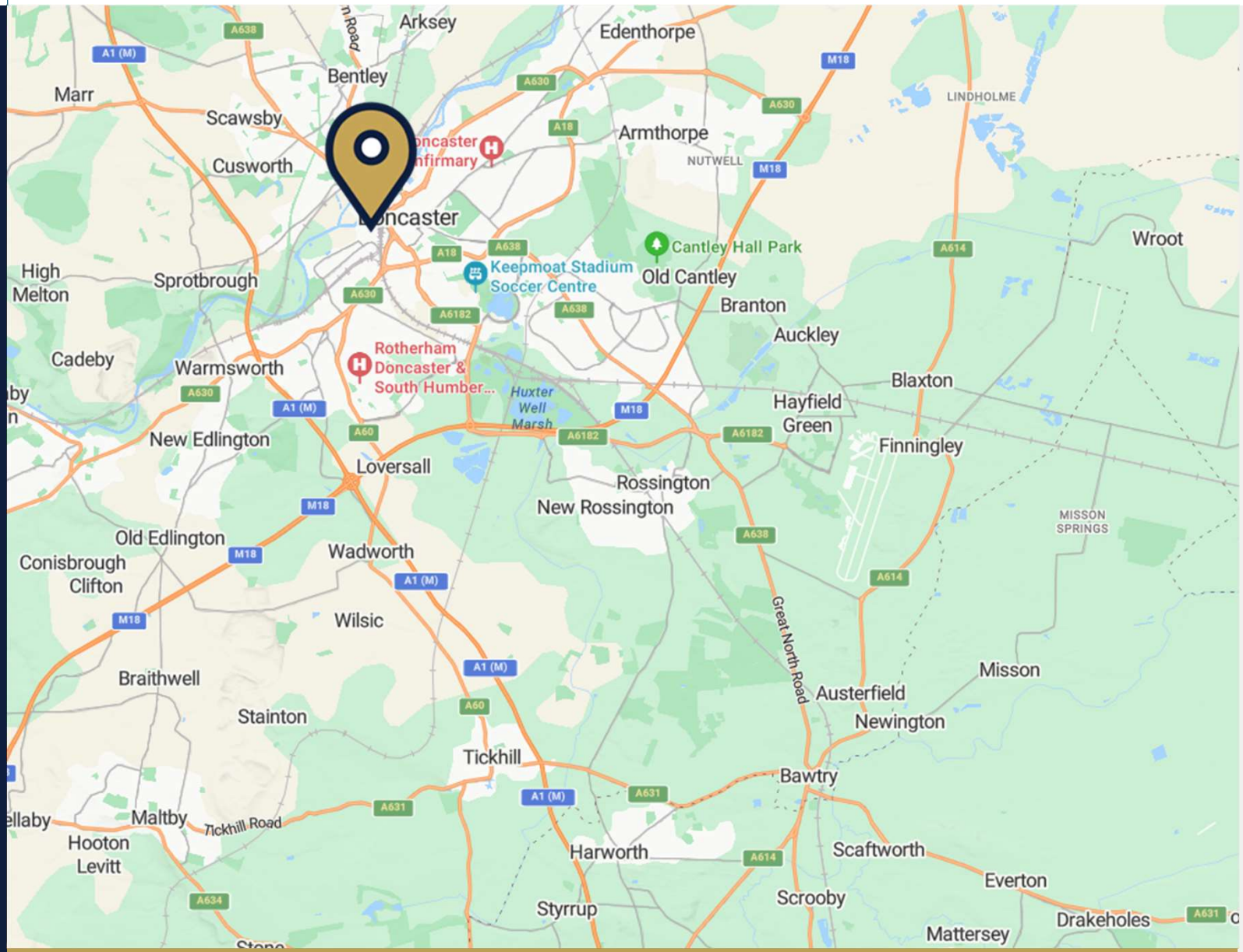
AVAILABILITY

Unit F is the available unit totaling 28,796 sq ft.

The property benefits from the following Gross Internal Floor Areas:

Unit		Sq Ft
~~A~~	~~LET~~	~~4,511~~
~~B~~	~~LET~~	~~4,350~~
~~C~~	~~LET~~	~~11,835~~
~~D~~	~~LET~~	~~22,005~~
~~E~~	~~LET~~	~~45,460~~
F	**AVAILABLE**	**28,796**
~~**G, H, I**~~	~~LET~~	~~10,796~~
J	AVAILABLE	110,000
~~K~~	~~LET~~	~~5881~~
~~L & L1~~	~~LET~~	~~10,350~~
~~M~~	~~LET~~	~~16,697~~
~~N~~	~~LET~~	~~44,185~~

CRANES



SAT NAV: **DN1 1QY** /// what3words: **GEARS.SPRAY.BRAND**

LOCATION

Doncaster is situated approximately 18 miles east of Barnsley, 22 miles north east of Sheffield, 33 miles south east of Leeds and 19 miles north east of Rotherham. The city is 20 miles from the regional shopping centre at Meadowhall (Sheffield).

The property is located within the suburb of Hexthorpe, approximately one mile to the south west of Doncaster town centre It forms part of a mixed-use area dominated by the town's railway heritage and development.

The A630 can be accessed from Hexthrope Road which is the main arterial route through Doncaster Centre and leads to junction 36 of the A1(M) approximately 3.2 miles to the southwest, while also providing access to junction 4 of the M18 approximately 7 miles the west.

The site is in close proximity to Doncaster Railway Station and a short walk from Doncaster Interchange placing regional and national networks within immediate reach. The site is also approximately 1.5 miles to Doncaster Town Centre main shopping streets. The property is well placed to take advantage of the regions transport network with excellent connections via road, rail and air.

TERMS

Available To Let on terms to be agreed. Flexile short term and long term lease options are considered.

ASKING RENT

Available from only £4 per sq ft / £115,000 per annum exclusive. Please contact the agent for further information.

Please note a modest service charge will also be payable for maintenance of the communal space.

RATEABLE VALUE

We recommend interested parties make their own enquiries to the VOA.

ANTI MONEY LAUNDERING

Tenants must provide the necessary information to comply with Anti Money Laundering Regulations.

USE

Various industrial uses considered within E, B2 and B8.

EPC

Please contact the agent.

VAT

VAT is payable at the prevailing rate.

FURTHER INFORMATION

Please contact the Agents below:

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