

# INDUSTRIAL OPEN STORAGE LAND - UP TO 10 ACRES

ROCKET SITE • MISSON • DONCASTER  
• DN10 6ET



# TO LET.



- Secure, Fenced & Surfaced Site
- Available From 1 to 10 Acres
- Services Connected

- Concrete & Hardcore Surfaced
- 24/7 Access & CCTV
- Easy Access to the A1 (M) at Blyth



**FLINT**  
REAL ESTATE



## PROPERTY SUMMARY

**Open storage land available from 1 to 10 acres, suitable for various storage, car storage, haulage, rail and logistics occupiers.**

- Available from 1 to 10 acres
- Surfaced, secure & fenced site
- Mix of concrete and good quality hardcore surfacing
- Concrete access roads
- Business park location close to Doncaster Sheffield airport
- Very secure site
- Ideal for security conscious occupiers
- The site is home to XPO Logistics & Aggreko, Algeco and Cleveland Containers
- Available to let
- Rent on application.





## DESCRIPTION

### High quality secure open storage land available

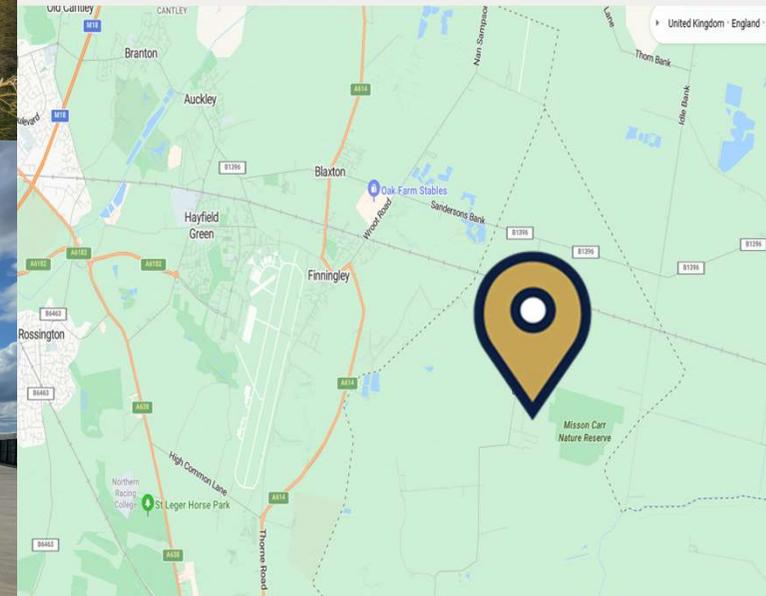
- 1 to 10 acres available
- Surfaced, serviced and secure
- Part concrete part hardcore surfaced but can be fully concreted
- Very secure site with 24/7 access
- The surface is a mix of hardcore and concrete surfacing with concrete access roads around the site
- Areas can be concrete or tarmac surfaced if required via negotiation
- Occupiers on site include XPO, Algeco, Cleveland Containers, L Jackson & Co and Aggreko



## LOCATION

The Rocket Site is located 2.3 miles to the southwest of Misson on Springs Road. The site is accessed off Sanderson Bank (B1396) with Sandersons Bank providing access to Doncaster Sheffield Airport some 5 miles to the west (10 minutes drive time). Junction 3 of the M18 is 10 miles from site (15 minutes drive time).

Junction 1 of the M18 is 10.5 miles to the north (15 minutes drive time) and access to the A1(M) is 11.5 miles to the southwest (20 minutes drive time) at Junction 34 (Blyth).



SAT NAV: DN10 6ET



DRIVEWAYS.ALARMING.SCATTER



## LEASE TERMS

Lease Terms The property is available to lease on terms to be agreed.

## ASKING RENT

Price on application. Will consider proposals from 1 acre plus

## SERVICES

Mains connections are on site. There is a modest service charge for maintenance of communal areas.

## EPC

N/A



## VAT

Rent quoted exclusive but may be subject to VAT.

## AML

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

## BUSINESS RATES

Ratable Value: TBC

Please contact the Agents for more information.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared March 2026.