

MODERN INDUSTRIAL / WAREHOUSE UNITS

TO LET.

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



- Two Industrial / Warehouse Units
- Units of 4,000 & 6,000 Sq Ft
- Quality Business Park Environment

- Next to Doncaster Sheffield Airport
- Excellent Road Links
- Up to 10,000 Sq Ft in Total



FLINT
REAL ESTATE



DESCRIPTION

Two modern high quality industrial/warehouse units with open plan warehousing space in a prime location

- Two units of 4,000 and 6,000 Sq Ft with 10,000 sq ft in total
- Two units available together or separately
- Open plan space
- Office, kitchenette and W/C in each unit
- Designated parking and circulation areas
- Useful mezzanine area in 3A
- 3 phase electric supply
- Min eaves height of 5.36m
- Max eaves height of 7m
- Designated parking areas
- Established industrial estate
- 24-hour access
- Great location next to Doncaster Sheffield Airport which is to reopen in 2027



UNIT 3A



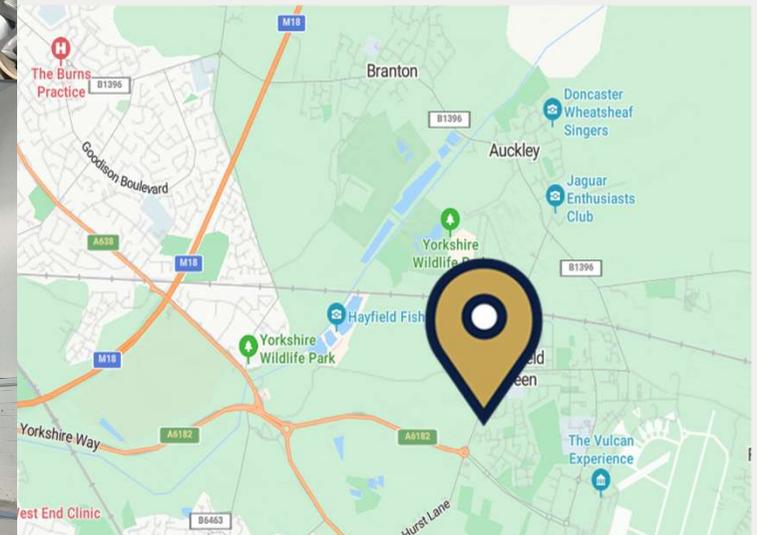
UNIT 3B

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**

 **BRIGHTLY.REMEDY.ETHIC**

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AVAILABILITY

Two separated industrial units, available individually or as a whole

Unit	Sq M	GIA Sq Ft
3A	557.41	6,000
3B	371.61	4,000
TOTAL	929.02	10,000

ASKING RENT

Available from £8.25 per sq ft for both units or £8.75 per sq ft individually

Please contact the agents for more information.

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 3A = £36,250

Rateable Value 3B = £20,250

Please note this is not the rates payable.

UNIT 3B



SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

EPC

Each unit is "A" Excellent rated.

AML

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

UNIT 3A



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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