

INDUSTRIAL / WAREHOUSE UNIT WITH GOOD SIZED YARD **TO LET.**

15 ROBERTS ROAD BUISNESS PARK •
ROBERTS ROAD • DONCASTER • DN4 0JT



- Industrial / Warehouse Unit
- 195 Sq M (2,098 Sq Ft)
- Eaves From 4.4m to 6m

- Suit Various Uses
- Well Established Industrial Location
- Good Sized Yard



FLINT
REAL ESTATE



DESCRIPTION

Industrial warehouse unit providing open plan warehousing space, equipped with LED lighting, 3 phase power supply, designated car parking areas and a good-sized yard whilst also benefitting from the below specification:

- Open plan space
- Office block in situ
- W/C
- Electric roller shutter door.
- Concrete floors
- 3 phase electric supply
- Min eaves height of 4.4m
- Max eaves height of 6m
- Designated parking areas
- Within a fenced and secure industrial compound
- Established industrial estate
- 24-hour access



LOCATION

Located on the established Roberts Road Business Park, forming part of the greater Roberts Road industrial area. The property lies within close proximity to the A630, one of the main arterial routes leading into Doncaster city centre from the west of the district. Junction 36 of the A1(M) and Junction 3 of the M18 both lie approximately 3 miles from the property.

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.



SAT NAV: DN4 0BJ



BLESS.BOOM.DRAIN



ACCOMMODATION

The building extends to a Gross Internal Area of 195 Sq M (2,098 Sq Ft)

Unit	Sq M	Sq Ft
Unit/office	195	2,098
Yard	265	2,853

ASKING RENT

Asking rent: £20,000 per annum exclusive.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

BUSINESS RATES

Ratable Value: £13,250

This is the rateable value for the property. It is not what is payable in business rates or rent.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Mains services including 3-phase power supply are connected.

VAT

VAT is payable.

EPC

Rating: N/A

AML

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

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