

INDUSTRIAL / WAREHOUSE UNIT TO LET.

UNIT 500/1A • OGDEN ROAD • SHAW LANE
INDUSTRIAL ESTATE • DONCASTER • DN2 4SE



- Warehouse / Industrial Unit & Concrete Yard
- 23,000 Sq Ft GIA
- Available From Only £4.25 Per Sq Ft

- Well Located With Good Road Links
- Close The J4 Of The M18
- 3 x Roller Shutter Doors



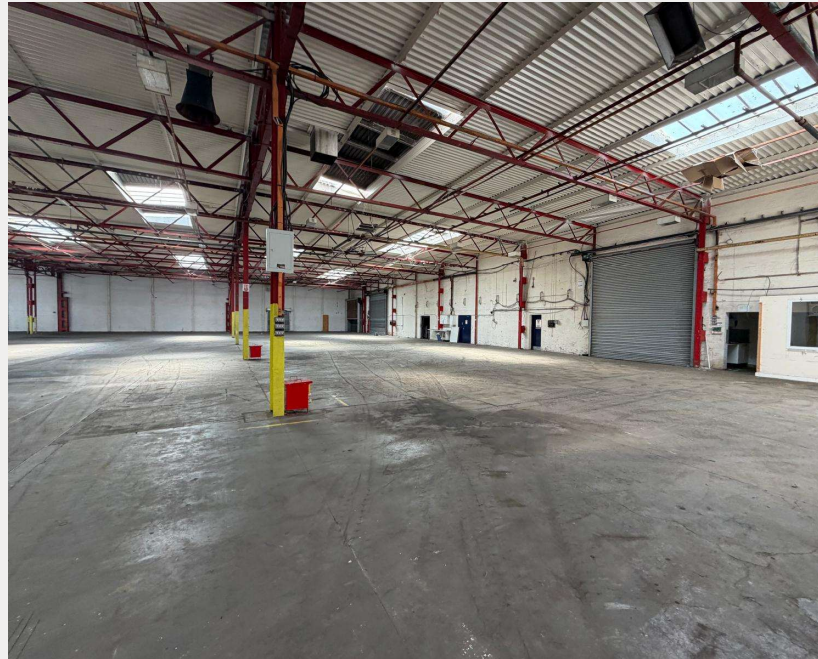
FLINT
REAL ESTATE



DESCRIPTION

A well located, detached warehouse / industrial unit with yard and offices.

- Open plan warehouse / industrial space
- Loading door access
- Office space and W/C
- Secure concrete yard area
- Fenced and secure site
- Min eaves height of 5.45m
- Concrete floor
- 3 phase electric supply
- Suit various warehousing and industrial uses
- 3 x loading doors



LOCATION

Located on the well-established Shaw Lane Industrial Estate area, to the northeast of Doncaster city centre.

The property is situated at the end of Ogden Road which is an established industrial location. Nearby occupiers include JD Gyms, McDonalds, Spinks Builders Merchants, EG On The Move, and B&M.

The property has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways, which link the city to the nearby cities of Sheffield, Leeds and Wakefield within a short drive.



SAT NAV: DN2 4SE



SATURATE.COUPLER.ARM

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ACCOMMODATION

The accommodation has been measured on a Gross Internal Area.

Floor	Sq M	Sq Ft
Warehouse	2136.77	23,000

ASKING RENT

Quoting rent: £97,500 per annum exclusive (£4.25 per sq ft).

LEASE TERMS

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

BUSINESS RATES

Ratable Value: £80,500

This is not the rates payable. Please contact the VOA for further information.



SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

EPC

Rating: D (95)

AML

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



VIEWINGS

By appointment with the Agents below:

Ben Flint

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