

INDUSTRIAL / WAREHOUSE UNIT

TO LET.

UNIT 15 • WEST STOCKWITH PARK •
MISTERTON 4ES • DONCASTER •
DN10 4ES •



- Open Plan Industrial / Warehouse Unit
- 625.36 Sq M (6,731 Sq Ft)
- Eaves 5.26m to 6.63m

- Roller Shutter Door Access
- Suit Various Uses
- Well Established Industrial Location



FLINT
REAL ESTATE



DESCRIPTION

Industrial warehouse unit with open plan warehousing space, equipped with LED lighting, 3 phase power supply, solar panels, car parking and a roller shutter door.

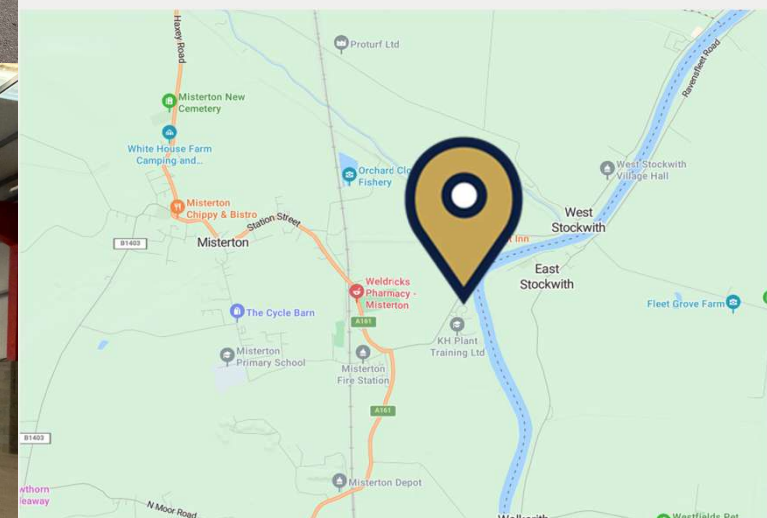
- Open plan space
- Concrete floors
- W/C facilities
- 3 phase electric supply
- Solar panels on the roof
- Min eaves height of 5.26m
- Max eaves height of 6.63m
- Designated parking areas
- Within a fenced and secure industrial estate with ANPR security recognition
- Established industrial estate
- 24-hour access



LOCATION

Located in Misterton, the property is well positioned within the established West Stockwith Park Industrial Estate. Misterton village is approximately 10 miles north-west of Gainsborough and 15 miles south-east of Doncaster, providing convenient access to the surrounding towns and wider regional road network.

The property benefits from good access to the regional road network, with the A161 providing direct links to Gainsborough, Doncaster and the surrounding towns and villages. The A1(M) is approximately 12 miles to the west, providing connectivity to the wider Yorkshire, Lincolnshire and Nottinghamshire regions.



SAT NAV: DN10 4ES



EXPECT.RAILS.EQUAL



ACCOMMODATION

The building extends to a Gross Internal Area of 625.36 Sq M (6,731 Sq Ft)

Unit	Sq M	GIA Sq Ft
15	625.36	6,731

ASKING RENT

Quoting rent: £37,500 per annum exclusive.

Please contact the agents for more information.

LEASE TERMS

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

BUSINESS RATES

Ratable Value: £21,750

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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Alexandra De Freitas

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SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: TBC

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

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

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