

BRAND NEW INDUSTRIAL UNITS
WITHIN SECURE COMPOUND

UNITS 1-2 • HYDE PARK INDUSTRIAL ESTATE •
NELSON STREET •
DONCASTER • DN4 5AD •



TO LET.



- Brand New & High-Quality Industrial Units
- Total GIA of 303.97 Sq M (3,272 Sq Ft)
- Designated Parking Areas
- Suit Various Uses
- 24/7 Access
- Excellent Location With Great Road Links



FLINT
REAL ESTATE

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LOCATION

Located within the Hyde Park Industrial Estate which is a popular industrial location. The property is situated on Nelson Street, which is close to the Hyde Park roundabout which has excellent road links to the city centre and wider Doncaster areas, making the site highly accessible.

The M18 and A1 (M) are in easy reach via White Rose Way, being only a short drive away.

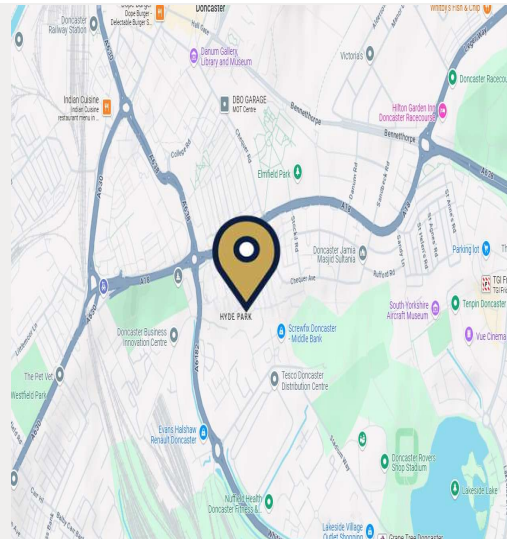
DESCRIPTION

Industrial unit with open plan warehousing space, equipped with LED lighting, 3 phase power supply, car parking and electric roller shutter door access. The unit also benefit from the below specification:

- WC and office block
- Concrete floors
- Eaves height of 6.86m
- Designated parking areas
- CCTV building surveillance
- 24-hour access

ACCOMMODATION

Total GIA of 303.57 Sq M
(3,272 Sq Ft)



SAT NAV: DN4 5AD



USES.COPY.CASINO

RENT / TERMS

Asking rent: On application and on terms to be agreed.

BUSINESS RATES

Rateable Value: TBC

VAT

Rent is quoted exclusive but may be subject to VAT.



SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

EPC

Rating: TBC

AML

Tenants will have to supply information to comply with AML Regulations.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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