

INDUSTRIAL / WAREHOUSE UNIT TO LET.

UNIT 2B • SANDTOFT INDUSTRIAL ESTATE •
BELTON • DONCASTER •
DN9 1PN



- Open Plan Industrial / Warehouse Unit
- 976.23 Sq M (10,508 Sq Ft)
- Good Quality Unit

- Secure Gated Compound
- Useful Office Area
- Well Established Industrial Location



FLINT
REAL ESTATE



DESCRIPTION

Industrial warehouse unit with open plan warehousing space with useful front yard / compound area

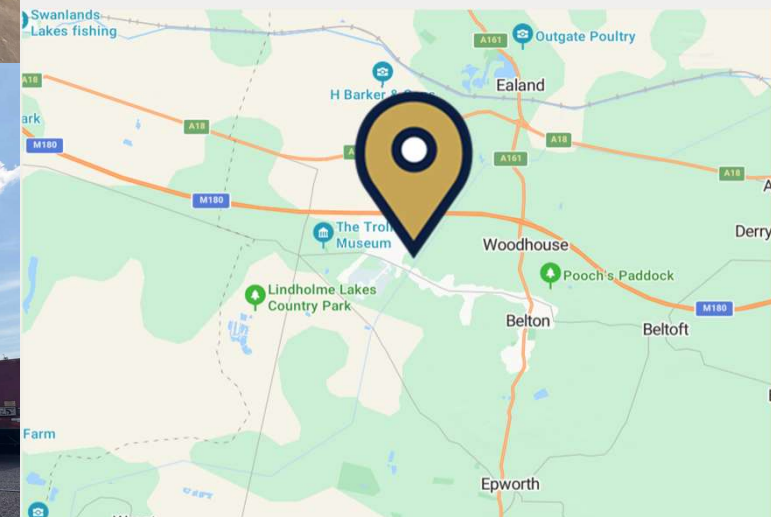
- Offices areas
- W/C facilities
- 3 phase electric supply
- Established location
- Suit various industrial and storage uses
- Roller shutter door access
- 24-hour access



LOCATION

The property is on Sandtoft Road in Belton, part of the Isle of Axholme in North Lincolnshire. Belton is on the A161, approximately 6 miles east of Scunthorpe, with Crowle to the north and Epworth to the south.

The estate is opposite Sandtoft Airfield. Junction 2 of the M180 is about three miles away. Junction 5 of the M18 is about 4 miles to the west, connecting to the A1, M1 and M62. This gives access to Yorkshire, Lincolnshire and the wider Midlands and North



SAT NAV: DN9 1PN



INDICATES.BROOM.GUESTS



ACCOMMODATION

The building extends to the following Gross Internal Areas:

Unit	Sq M	Sq Ft
Warehouse	976.26	10,508
Mezzanine	45.90	494
Total	1022.16	11,002

ASKING RENT

Quoting rent: £57,500 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

Interested parties to make their own enquiries with the local authority.



SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

EPC

Rating: TBC

AML

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



VIEWINGS

By appointment with the Sole Agents below:

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