

TRADE COUNTER / INDUSTRIAL UNIT TO LET.

UNIT AT CLAY LANE WEST •
DONCASTER • DN2 4QR



- Industrial / Trade Counter / Build Trade Unit
- GIA: 6,274 Sq ft + 2,380 Sq Ft of Mezz
- Large Surfaced Yard – 0.84 Acre Site
- Concrete Yard
- Well Established Location
- Suit Various Uses





DESCRIPTION

Trade counter / industrial premises set within a large compound of 0.84 acres, which has most recently been used as a plumbers' merchants

- Trade counter / office area
- Open plan workshop / storage areas
- Two electric loading doors
- Large concrete yard area
- Site of 0.84 acres
- Fenced and secure site
- Suit various uses
- Min eaves of circa 5m

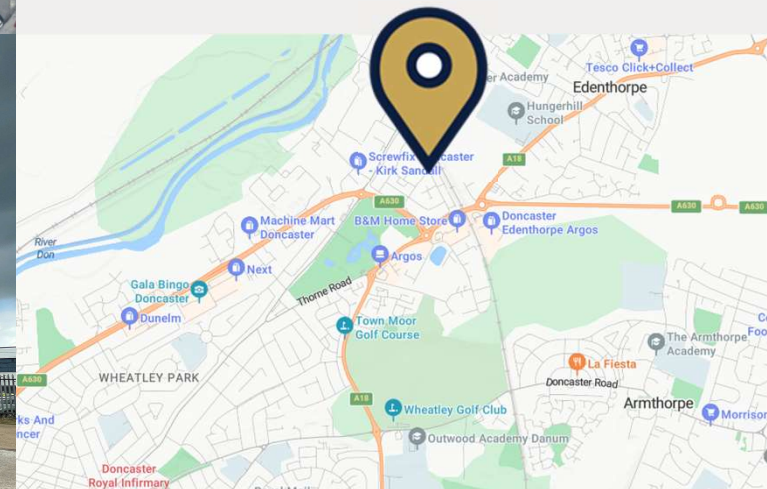


LOCATION

Located in an established industrial / trade area.

To the rear of the property is the Merchant Way Trade Park which offers a number of trade counter and build trade occupiers such as Screwfix, Plumco and Toolstation.

The property is well situated to make use of Doncaster's excellent road network, lying between Sheffield, Leeds and Hull, with the A1 and M18 within easy reach. J4 of the M18 is only a short drive away, with the A630 providing easy access to the city centre.



 **SAT NAV: DN2 4QR**

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ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
Total	803.98	8,654

Of which 221.11 Sq M (2,380 Sq Ft) is mezzanine

ASKING RENT

Rent on application. Please contact the agents.

LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is preferred.

BUSINESS RATES

Ratable Value: £32,500

Please note this is not the rates payable.



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 electric are connected to the property.

EPC

Rating: D (77)

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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