INDUSTRIAL / WAREHOUSE UNITS

TO LET.

UNIT 10 • STATION RD •
BAWTRY • DONCASTER • DN10 6QD •



- Industrial / Warehouse Unit
- 2,250 Sq Ft (209 Sq M)
- 2x Roller Shutter Doors
- 3 Phase Power
- Secure Electric Gated Access
- Well Established Industrial Location

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REAL ESTATE

DESCRIPTION

Industrial / warehouse unit with open plan warehousing space, equipped with LED lighting, 3 phase power supply, car parking and two loading doors.

- Open plan space
- Office and W/C built internally
- 2x roller shutter doors (4m high)
- 3 phase electric supply
- Designated parking areas
- Within a fenced and secure industrial compound
- Established industrial estate
- 24-hour access

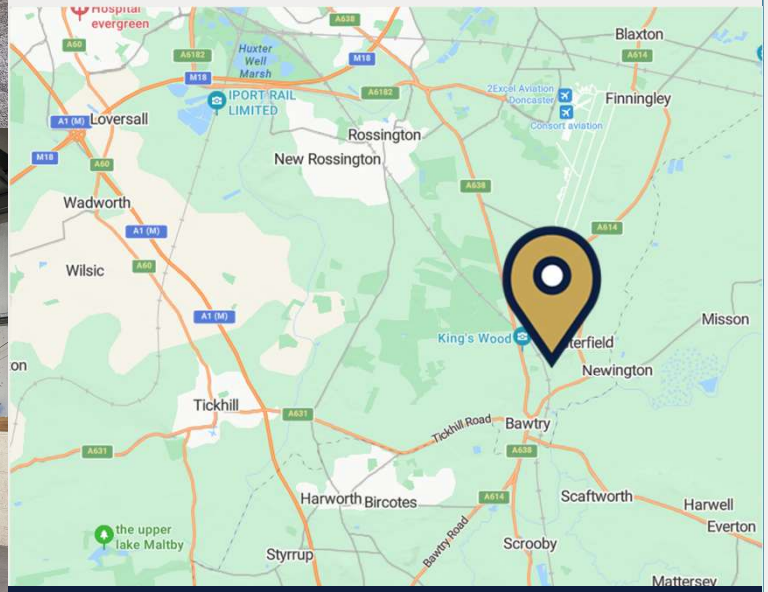




LOCATION

Located within the well-established Station Road Industrial Estate the site offers great access to the M18 via J3.

Bawtry is a popular market town located on the South Yorkshire North Nottinghamshire border approximately 8 miles to the south of Doncaster City and approximately 9 miles to the north of Retford.



SAT NAV: **DN10 6QD**

/// **EMPORIUM.TRANSLATED.PILE**

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ACCOMMODATION

	Sq M	GIA Sq Ft
Unit 10	209	2,250

ASKING RENT

Asking rent is £22,500 per annum exclusive (£1,875 PCM) plus VAT.

LEASE TERMS

The properties are available to lease on FRI terms to be agreed however a minimum term of 5 years is envisaged.

BUSINESS RATES

Interested parties are encouraged to make their own enquires with the VOA.





SERVICES

Mains services including 3-phase power supply are connected.

EPC

Unit 10: C

VAT

VAT is payable.

AML

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

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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