

# INDUSTRIAL / WAREHOUSE PREMISES

# TO LET.

UNIT 2 • ELAND ROAD • DENABY MAIN •  
DONCASTER •  
DN12 4HA •



- Industrial / Warehouse Units
- 562.34 Sq M (6,053 Sq Ft)
- Eaves Heights Of 7m

- Useful Office Area
- Suit Various Uses
- Established Industrial Location



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## LOCATION

The unit is located on Binder Industrial Estate which is part of Denaby Main, a town just 8 miles from Doncaster.

Doncaster, a city with a population of over 300,000, offers a strategic location at the heart of the UK. It lies on the East Coast Mainline with more than 60 trains daily and benefits from excellent road links via the M1, A1, and M18.

## DESCRIPTION

The unit is open plan industrial and suitable for various uses. The property includes the following specifications:

- High eaves height circa 7m ideal for storage / racking
- Useful office area
- W/C and kitchenette
- Established location
- 3 phase electrical supply
- 562.34 Sq M (6,053 Sq Ft)

## ACCOMMODATION

562.34 Sq M (6,053 Sq Ft)



SAT NAV: DN12 4HA

/// POORLY.CORKSCREW.SUFFIX

## RENT / TERMS

Asking rent: £44,000 per annum exclusive on terms to be agreed.

## BUSINESS RATES

For further information please contact the agents.

## VAT

VAT is payable on the rent.



## SERVICES

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

## EPC

Rating: C (54)

## 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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**Alexandra De Freitas**

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