



## Warehouse/Industrial Unit Size 10,643 sq ft (988.83 sq m)

- Close to DSA (Robin Hood Airport)
- Flexible lease terms available
- Large rear yard

# Warehouse/Industrial Unit – To Let

## Size 10,643 sq ft (988.83 sq m)

### Location

The subject building is situated on Fourth Avenue, immediately adjacent to Doncaster Sheffield Airport (DSA). DSA is easily accessed via road with excellent links to the national motorway network being within very close proximity to the M18, A1(M) and M1. Doncaster Town Centre is within 5 miles to the North West. Sheffield City Centre is located within 20 miles to the West.

### Description

The subject property comprises a detached industrial unit with two high bay warehouse sections connected by a central office/workshop block. The warehouse is surmounted by a flat roof, with an internal clear height of 5.98 metres. The left hand bay has a 2 tonne gantry crane. The property benefits from 3 full height roller shutter doors (2 to the front and one to the rear).

Externally the property benefits from a large secure yard area to the rear with personnel parking and loading from the front.

### Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Area	SQ M	SQ FT
Warehouse – LHS	309.97	3,337
Warehouse – RHS	274.38	2,953
Low bay workshop area	127.87	1,376
Offices	211.56	2,277
Amenity Block	65.05	700
<b>Total</b>	<b>988.83</b>	<b>10,643</b>

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Terms

The property is available by way of a new lease on FRI terms. The client is willing to offer flexible leases on the property, with a mutual break clause require after 2 years.

Quoting rent is **£42,500 per annum** exclusive.



### Rateable Value

The property is designated as “Workshop and premises” with a RV of £26,750. Rates payable are approx. £13,455.

### Further Information

For further information please contact the below:

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### Date of Particulars

April 2021

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