



Detached Warehouse/Office Unit Size 12,908 sq ft (1,199 sq m)

- Detached HQ accommodation
- Self Contained Property
- Freehold Available

Detached Warehouse/Office Unit

Size 12,908 sq ft (1,199 sq m)

Location

Station Yard is located fronting Station road close to the A614 Bawtry Road, north of Bawtry centre. The location is surrounded by a mix of established commercial units and residential beyond. Bawtry is a market town, approximately 5 miles south of Doncaster close to Worksop with the subject premises is at the gateway to the industrial estate in Bawtry. The estate houses a number of similar commercial land users.

Junction 34 of the A1M is approximately 3 miles south of the subject premises.

Description

The premises offers a detached industrial/showroom/office unit currently used as an HQ facility. The main unit contains the showroom, office and warehouse area all set within approximately 0.61 acres.

The unit has been extended over time and additional storage separate to the main building is provided within the yard area.

Entrance to the property is via multiple loading doors and as well as a separate personnel door leading to the reception/offices and showroom.

Externally the property provides a hardstanding yard/parking area with EV charging points. The site is perimeter fenced for additional security.

The property benefits from the following:-

- Showroom & Offices
- Secured site
- Multiple Loading Door/Access Points
- EV charging Points
- Multiple car parking spaces

Accommodation

Description	SQ M	SQ FT
Main building & Link	649	6,991
Mezz areas	363	3,910
External building & Canopy	186	2,007
Total	1,198 Sq m	12,908 sq ft

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

Freehold – Quoting £725,000

Alternatively the premises are available to let by way of a new FRI lease on terms to be agreed.

Quoting rent - £50,000 pa

EPC Rating

This is available upon request.

Further Information

For further information please contact the sole agents CPP Ed Norris

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Date of Particulars

September 2021



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