



Industrial/Distribution Unit

Size 5,025 sq ft

- Well Located Unit on Shaw Lane Industrial Estate
- Strategic location Close to the M18
- Dedicated Yard/Parking area

Industrial/Warehouse Unit – To Let

Size 5,025 sq ft (466.82 sq m)

Location

The unit is situated on the Shaw Lane Industrial Estate just off the junction of Wheatley Hall Road (A630) and Thorne Road (A18) in Doncaster. The unit is approximately 3 miles to the west of Junction 4 of the M18 and 3 miles to the north east of Doncaster Town Centre.

The A630 provides easy access to the M18 and the A1(M).

Description

Unit 20 is comprised of a steel portal frame construction beneath profile steel pitched roofs with integrated roof lights. The building includes translucent roof lighting with brick/profile clad elevations. The property has undergone a recent and significant refurbishment program and is ready for immediate occupation. The property benefits from a generous yard area and ample parking provisions.

Access to the unit is via a personnel door leading to the reception and office areas over ground and first floor. Further loading access leads into the warehouse section from the yard.

Accommodation

We have been provided with Gross Internal Area measurements for the site as follows: -

	Sq M	Sq Ft
Unit 20	466.8	5,025

VAT

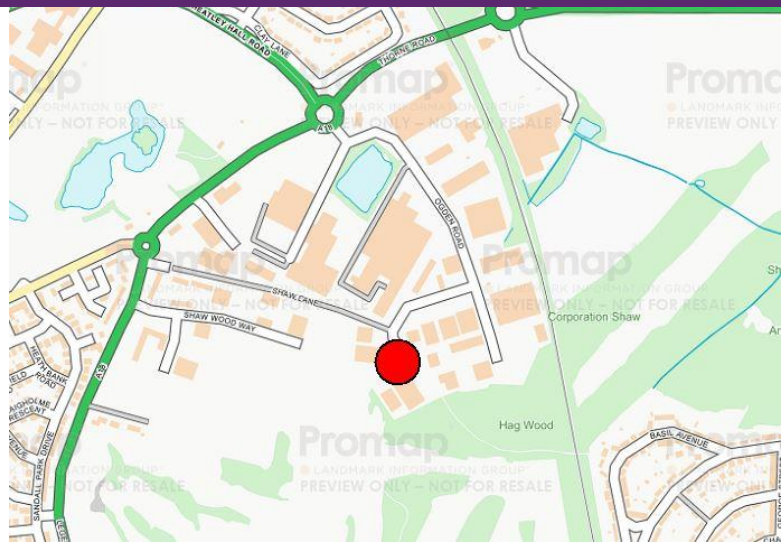
All figures quoted are subject to VAT at the prevailing rate where applicable.

Terms

FRI Term quoting £42,700 pa.

EPC Rating

Full EPC available upon request.



Further Information

For further information please contact the below: -

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Date of Particulars

July 2022



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