



Modern Detached Industrial/Warehouse Unit 11,312 Sq Ft (1,050.88 Sq M)

- Fully Racked Modern unit with 7.52m eaves height
- Large Secure concrete yard area
- Rare Freehold Opportunity - Available Immediately

Modern Detached Industrial/Warehouse Unit

11,312 Sq Ft (1,050.88 Sq M)

Location

The subject property is situated at the end of Coalpit Road on Denaby Main Industrial Estate, Doncaster. The A1(M) is located just 5 miles to the East of the property, with Junction 36 of the M1 being located 11 miles to the West.

The property is situated less than 8 miles from Doncaster Town Centre, with a short distance to Doncaster, Rotherham and Barnsley.

Description

The subject property comprises an industrial/warehouse unit of steel portal framed construction with steel profiled clad elevations. The unit benefits from integral two storey office accommodation which has been refurbished.

The property benefits from the following specification:

- 2no. ground level loading doors
- LED warehouse lighting
- Gas space heaters
- 7.52m clear internal eaves height
- Secure concrete yard area with palisade fencing
- Integral two storey office accommodation with LED lighting
- Fully racked

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	8,910	827.74
Ground Floor Office	1,201	111.57
First Floor Office	1,201	111.57
TOTAL	11,312 SQ FT	1,050.88 SQ M

Terms

The freehold of the property is available to purchase. Quoting £1,050,000 exclusive.

VAT

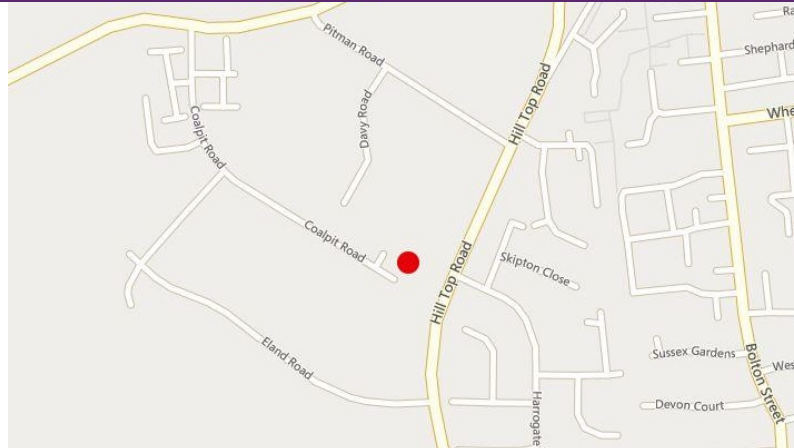
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The property is listed as "Workshop and Premises" and has a Rateable Value of £40,250. Therefore the rates payable for 2022-23 is approx. £20,610.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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