



Well Located Flexible Warehouse Space 3,867 Sq Ft (359.24 Sq M)

- Well Located Unit on Hellaby Industrial Estate
- High bay industrial unit with ground floor office space
- 3 roller shutter access doors

Well Located Flexible Warehouse Space

3,867 Sq Ft (359.24 Sq M)

Location

This property is situated on a prominent site at the junction with Rother Way and Denby Way in the centre of Hellaby Industrial Estate. The industrial estate entrance forms part of the roundabout junction with Bawtry Road (A631) and subsequently gives access to Junction 1 of the M18 Motorway within a quarter of a mile of the subject property. Hellaby Industrial Estate is home to a number of national companies including Stanley Tools, KP Nuts, TNT Parcel Delivery and Pyronix.

Description

The property comprises two bays of a steel portal frame industrial workshop unit. The main building is of steel portal frame construction with full height brick and blockwork walls to an eaves of 4.83 m. The demise includes the ground floor of the two storey office accommodation. The property benefits from 3 full height ground level loading roller shutter doors. There is also a vehicle inspection pit in one of the bays - this is proposed to be filled as part of refurbishment works.

Externally, the property stands to one side of a virtually rectangular shaped plot. The site benefits from a metal fenced boundary.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	3,145	292.17
Ground Floor Offic	722	67.07
TOTAL	3,867 SQ FT	359.24 SQ M

Terms

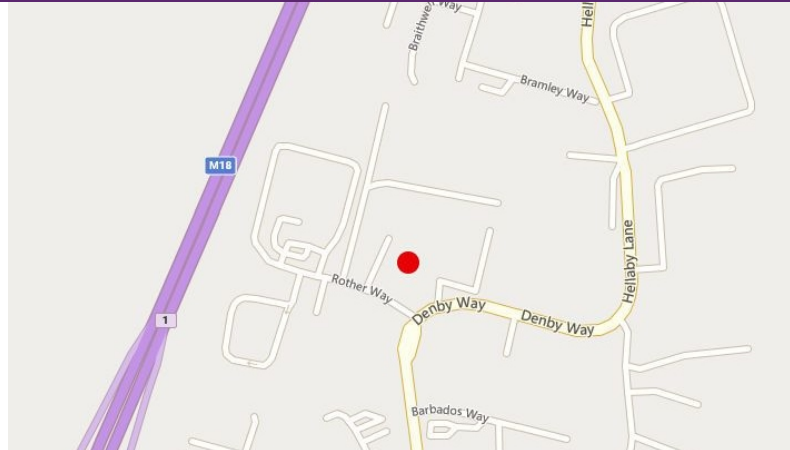
The property is available to lease on terms to be agreed. The client is open to flexible leases, subject to covenant strength and use. Quoting £30,000 pa.

VAT

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

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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