



Unit To Let

5,000 Sq Ft (464.5 Sq M)

- Established Industrial Estate
- Generous Yard and Parking
- Excellent Motorway Access via J4 M18

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Location

Situated on Shaw Lane, an established industrial area located approximately 2 miles south-east of Doncaster town centre. The location benefits from excellent transport links, with immediate access to the A630 and close proximity to Junction 4 of the M18 motorway, providing direct routes to the M1, A1(M), and the wider motorway network. Nearby occupiers include a mix of industrial and trade counter businesses, reflecting the area's strong commercial activity. The unit is well-positioned for logistics, distribution, and general industrial uses, with Doncaster Sheffield Airport and Doncaster Rail Freight Terminal both within easy reach.

Description

Shaw Lane offers a scheme of well maintained, modern warehouse / industrial units and a landscaped industrial estate. The majority of units benefitting from the following specification:

- >Several units benefit from heating & lighting to the warehouse
- >Well proportioned shared yards
- >Dedicated parking
- >Secure landscaped estate with fence and gates

Unit 8 and 9 comprises a steel portal frame construction under a pitched roof. The building includes translucent roof lights with brick/profile clad elevations.

The property benefits from a yard area and with parking provisions. Internally the unit provides office/reception at ground and first floor level which is accessed via a separate personnel entrance. Entrance to the warehouse section is via a roller shutter entrance.



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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VAT

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

EPC Rating

EPC Available upon request



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