



Modern Warehouse Unit To Let

13,750 - 27,500 Sq Ft (1,277.38 - 2,554.75 Sq M)

- Secure Unit Available Immediately
- Quality Established Location Adjacent to J6 M18.
- Large Yard/Parking Area.

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Location

The premises are located on Island Drive just off Omega Boulevard in Thorne a short distance away from Junction 6 of the M18 Motorway. The property forms part of the Capitol Park Estate which is situated immediately adjacent to Junction 6 of the M18 motorway, approximately 8 miles to the north east of Doncaster city centre.

The Capitol Park development is well established and offers a mix of both similar industrial/warehouse users along with The King's Chamber pub/restaurant, McDonalds, Aldi supermarket, B&M home store and Taco Bell restaurant.

Description

The unit provides a high quality, modern detached warehouse/industrial unit and associated secure yard. The unit is of steel portal frame construction with metal profile clad elevations, set beneath pitched roofs incorporating translucent roof panels.

The unit is available as a whole, double unit with consideration given to the sub division of the space. Available as a whole or sub divided

27,500 sq ft as a whole or 13,750 sq ft when sub divided.

The unit is modern and well-presented and provides quality warehouse space and offices at ground floor and first floor level. The property is located within a highly desirable and established location close to a Motorway junction.

Externally, the premises will benefit from a shared central service yard with ample car parking, and the site is perimeter fenced and gated.

The unit benefits from a power supply of 320 kVA.

Accommodation

The unit is currently occupied as a single unit with the adjoining semi detached unit. The sub division of the premises will create a 13,750 sq ft unit. This space includes ground and first floor office accommodation.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 2	13,750	1,277.38
Combined 2 & 3	27,500	2,554.75
TOTAL	27,500 SQ FT	2,554.75 SQ M

Terms

FRI Lease terms to be agreed. Quoting £206,250 - £103,125 pa. (£7.50 per sq ft).

VAT

All figures are quoted exclusiv



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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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