



Warehouse/ Industrial Unit 1,903 Sq Ft (176.79 Sq M)

- Popular Commercial Location
- Recently Refurbished
- Good motorway access via J4 M18

Warehouse/ Industrial Unit

1,903 Sq Ft (176.79 Sq M)

Location

Shaw Lane Industrial Estate is located just off the A630, Wheatley Hall Road, approx. 3 miles to the North East of Doncaster town centre. The A630 provides easy access to J4 of the M18 approx. 4 miles distant. In turn the M18 provides easy access to the A1, M62 and M1 motorways.

Occupiers within a short distance of the subject premises include McDonalds, B&M Bargains and Sainsburys.

Description

Unit 16 Shaw Lane is constructed of steel portal frame with steel profile cladding above. The unit has recently undergone a full refurbishment to include LED lighting and upgraded loading door. The unit benefits from a ground level loading door, kitchenette and WC facilities.

Externally the unit benefits from a shared, tarmac yard area with associated estate car parking.

Accommodation

DESCRIPTION	SQ FT	SQ M
UNIT 16	1,903	176.79
TOTAL	1,903 SQ FT	176.79 SQ M

Terms

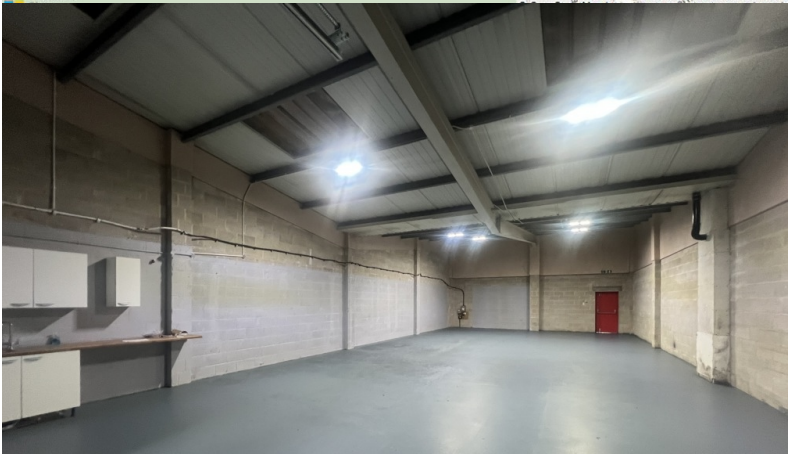
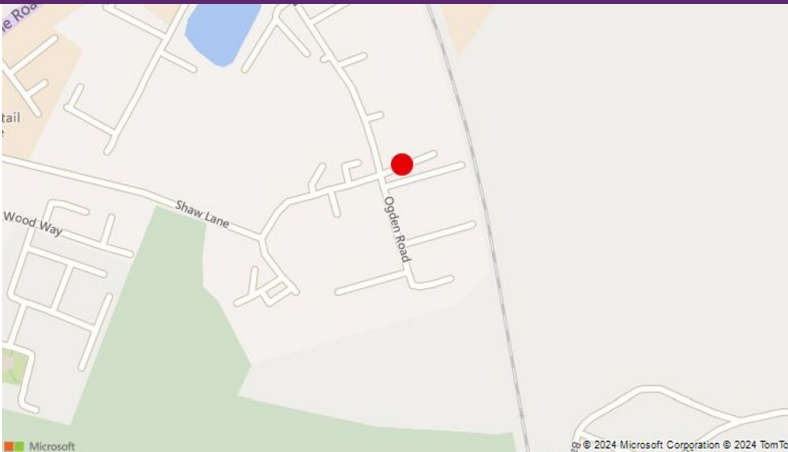
Available on new FRI terms to be agreed. Quoting £18,500 + VAT per annum.

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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