



Warehouse/ Industrial Unit 1,842 Sq Ft (171.12 Sq M)

- Popular Commercial Location
- Steel Portal Frame Construction
- Good motorway access via J4 M18

Warehouse/ Industrial Unit

1,842 Sq Ft (171.12 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 an industrial premises of steel portal frame construction set beneath a pitched roof. The building incorporates translucent roof lights, together with brick and profile-clad elevations. Internally, the accommodation offers clear warehouse space with a concrete floor and is accessed via a roller shutter loading entrance. Ancillary facilities include a kitchenette and WC provisions.

Externally, the property benefits from a yard area providing practical circulation and loading space, along with on-site parking for staff and visitors as part of the wider estate.

Terms

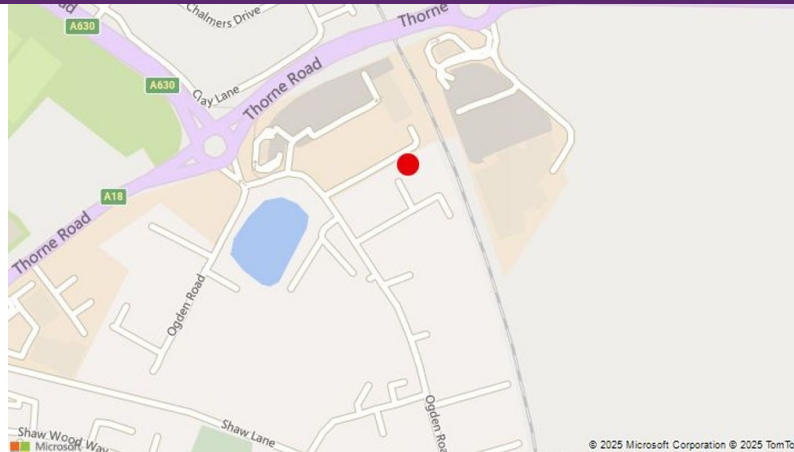
Available on new FRI terms to be agreed. Quoting £18,000 + VAT per annum.

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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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