



COMMERCIAL PROPERTY PARTNERS



To Let

Unit 6, Century Close

Doncaster

DN3 1TR



Industrial Unit To Let

7,772 Sq Ft (722.02 Sq M)

- Well Located Close to M18
- Dedicated Yard Area
- To Undergo Refurbishment

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7,772 Sq Ft (722.02 Sq M)

Location

The property is situated within the established industrial area of Kirk Sandall, fronting Century Close and located close to Wheatley Hall Road, Doncaster. Kirk Sandall lies approximately 4 miles to the north-east of Doncaster town centre and benefits from excellent access to the strategic motorway network, with the A1(M), M18 and M1 all located within approximately 4 miles.

Doncaster is located in South Yorkshire, approximately 30 miles south-east of Leeds and 25 miles north-east of Sheffield. The town benefits from strong road connectivity, with Junctions 3 and 4 of the M18 providing direct access to the A1(M), M1, M180 and M62 motorways.

Description

This high-quality industrial unit benefits from dedicated on-site parking. The property is of steel portal frame construction with brick and blockwork elevations incorporating profile cladding, beneath a single pitched roof.

Access to the warehouse is via a full-height roller shutter door, with a separate pedestrian entrance providing access to the office and reception accommodation.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 6	7,772	722.02
TOTAL	7,772 SQ FT	722.02 SQ M

Terms

Available to let on a new FRI lease.
Quoting £58,290 + VAT per annum.

VAT

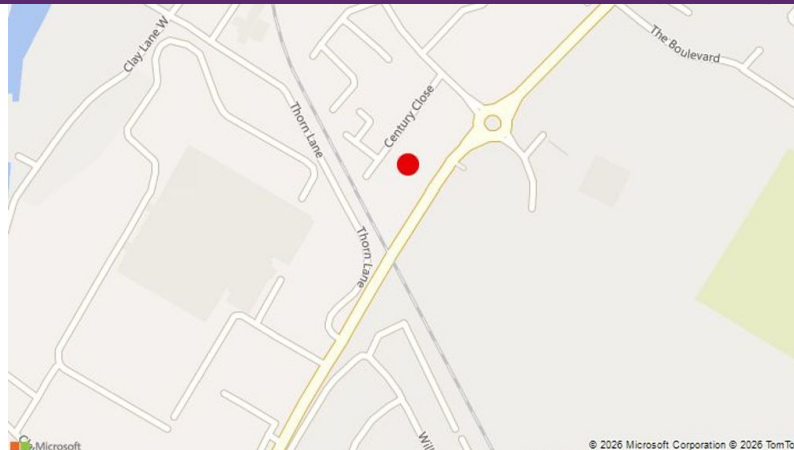
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value Available Upon Request

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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