



## 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 10 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.

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

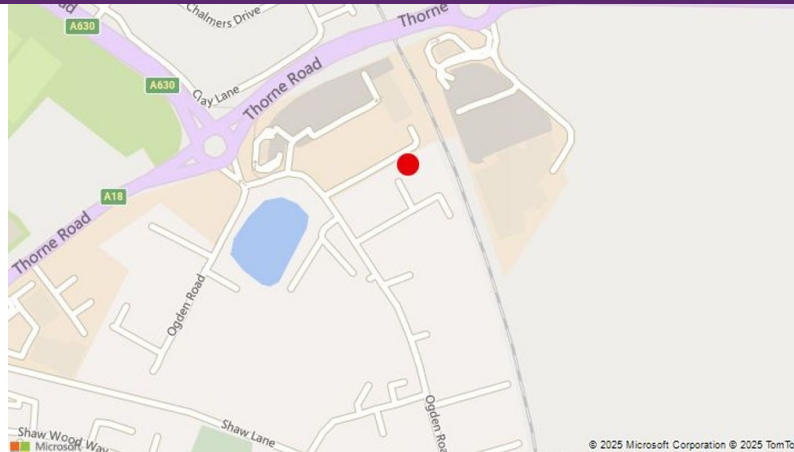
Available on new FRI terms to be agreed. Quoting £18,000 + VAT per annum.

### 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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