



New Industrial Unit To Let / For Sale

29,789 Sq Ft (2,767.4 Sq M)

- Electrically operated insulated sectional over head doors, with protection bollards
- Smooth finish structural concrete floor to take imposed loads of 50KN/m2
- Minimum height to underside of haunch is 8m
- Solar reflective glazing to the double glazed windows and entrance doors.
- External LED lighting to the service yard
- Electric car charging points

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Location

Avro Park is a scheme of brand new unit adjacent to Doncaster Sheffield Robin Hood Airport. Situated approximately 6 miles of Doncaster City Centre. The M18 motorway is approximately 1.5 miles away accessed via the A6182.

Description

The new unit provides a modern warehouse space and includes office/toilet accommodation as follows:

- Reception area with stairs, lift and disabled toilet
- Toilets accessible to the warehouse
- Kitchen/tea point
- Stairs and lift
- Toilets
- Open plan office area at first floor

The unit has a concrete service yard and a separate tarmac car park area with disabled parking.

The building is a duo pitched steel frame construction, with a mixture of full height factory finished steel cladding, using a mix of micro-rib and trapezoidal profiles. The roof is to be a factory finished metal cladding system, complete with angled fascia's and soffits.

Services include a metered 3 phase electricity mains electricity and water.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	28,155	2,615.6
Office	1,635	151.89
TOTAL	29,789 SQ FT	2,767.4 SQ M

Terms

To let on new FRI lease terms. Quoting £253,207 + VAT per annum.

Unit for sale by way of a 250 year long leasehold (virtual freehold) interest, subject to ground rent. Quoting £4,025,000.

An estate charge will be payable to ensure upkeep and maintenance of common areas and provision of shared services. Please contact the retained agent for further details.

VAT

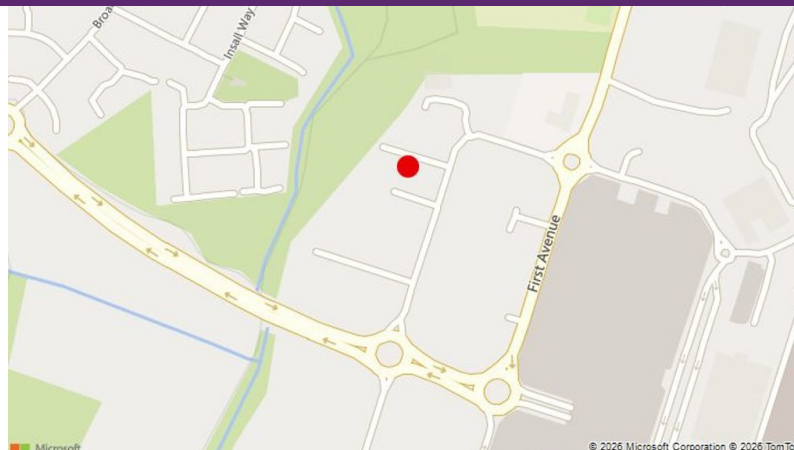
All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC rating of minimum 'B' EPC



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



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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