COMMERCIAL PROPERTY PARTNERS

For Sale / To Let
Unit 14 Avro Park, First Avenue
Doncaster
DN9 3RH

Modern Industrial Unit To Let / For Sale

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

- Secure self-contained premises
- 40m yard depth
- Floor loading capacity of 50KN/m2
- Minimum height to underside of haunch is 8m

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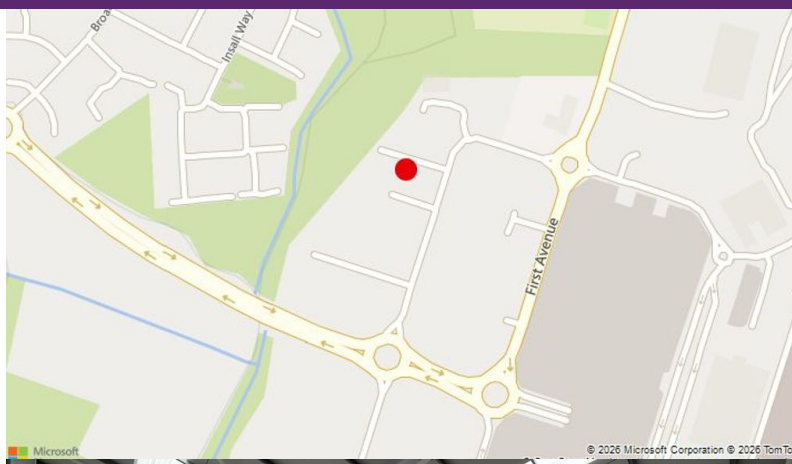

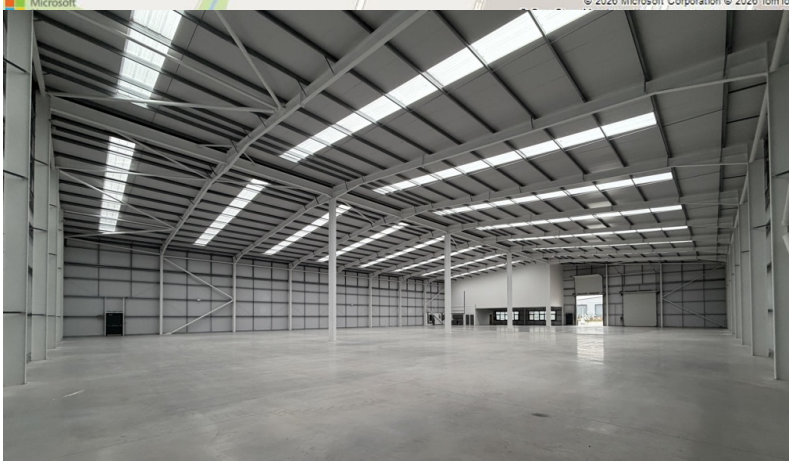

Location
Avro Park is a scheme of brand new unit adjacent to Doncaster Sheffield Robin Hood Airport. Situated approximately 6 miles of Doncaster City Centre. The M18 motorway is approximately 1.5 miles away accessed via the A6182.

Description
The unit provides modern industrial accommodation and includes an office provision 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 offers a concrete 40m deep yard and a separate tarmacadam car park area.

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 phrase 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 £3,995,000.

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

EPC Rating
EPC rating of minimum 'B' EPC available on 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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October 2026

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