



TO LET

Modern Industrial Unit 4,150 Sq Ft (385.54 Sq M)

- Modern Fit Out
- Secured Shared Service Yard
- EV Charging Points

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4,150 Sq Ft (385.54 Sq M)

Location

Unit 5, Platinum Park is located adjacent to Doncaster Sheffield Airport. Situated approximately 6 miles south of Doncaster City Centre. The M18 motorway is approximately 1.5 miles away accessed via the A6182. For navigation purposes use postcode DN9 3RU.

Description

Unit 5, forms part of Platinum Park which is a collection of speculatively built modern warehouse accommodation completed in 2024. The unit is comprised of a mono 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 factory finished metal cladding system, complete with angled fascia's and soffits. The building is also fully insulated.

The unit benefits from the following services:

- > Modern fit out
- > EV Charging
- > Shared yard secured with electrical sliding gate
- > Solar reflective glazing
- > Electrically operated, insulated, over head doors
- > Concrete floor with loading of 30 KN/m2
- > 4.2m Eaves to the underside of haunch extending to 6.4m Apex.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	2,919	271.18
First Floor Offices	1,231	114.36
TOTAL	4,150 SQ FT	385.54 SQ M

Terms

To be let by way of assignment based on the existing lease term ending 19/12/2038 with a break option on 20/12/2028 and a passing rent of £30,750 per annum.

A new lease may be available by way of a separate negotiation with the landlord.

VAT

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

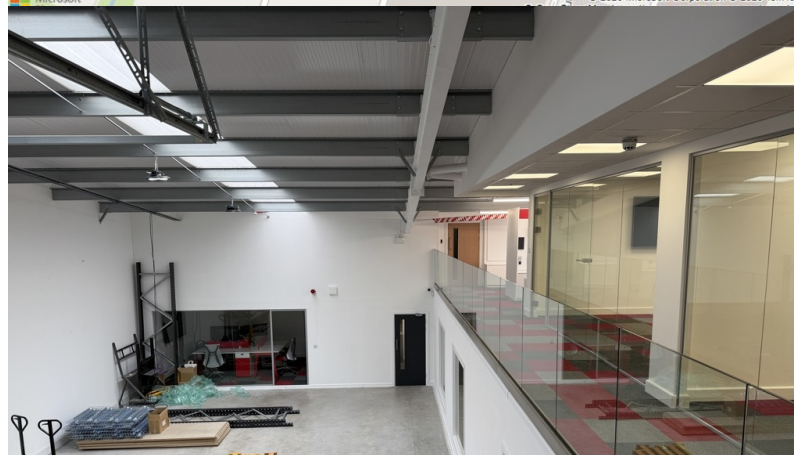
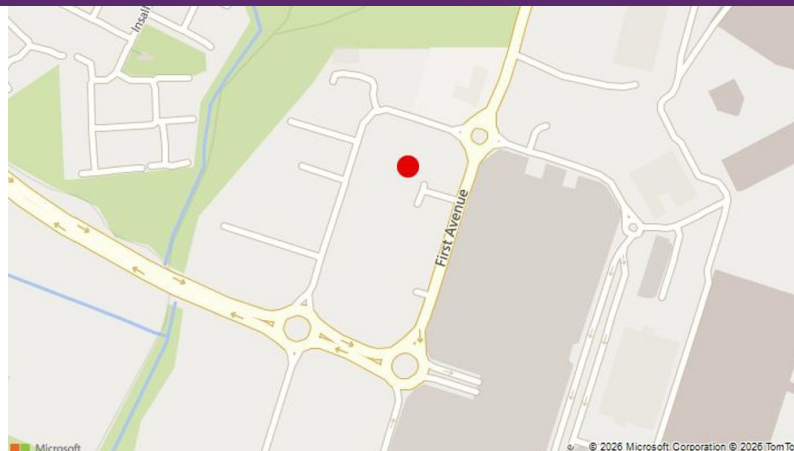
Rateable Value

Rateable Value is £26,250 with payable at £10,027.50.

EPC Rating



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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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