Unit 2 & 3, Island Drive

DONCASTER, DN8 5UE

13,750 - 27,500 Sq Ft

(1,277.38 - 2,554.75 Sq M)

QUOTING TERMS

£103,125 Per Annum







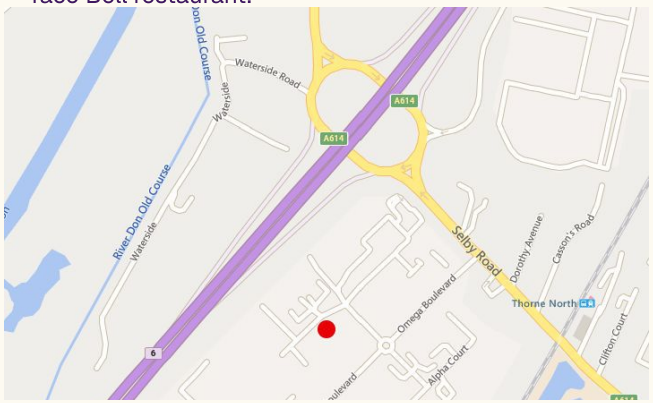


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Doncaster, DN8 5UE

LOCATION

The premises are located on Island Drive just off Omega Boulevard in Thorne a short distance away from Junction 6 of the M18 Motorway. The property forms part of the Capitol Park Estate which is situated immediately adjacent to Junction 6 of the M18 motorway, approximately 8 miles to the north east of Doncaster city centre.

The Capitol Park development is well established and offers a mix of both similar industrial/warehouse users along with The King's Chamber pub/restaurant, McDonalds, Aldi supermarket, B&M home store and Taco Bell restaurant.



DESCRIPTION

The unit provides a high quality, modern detached warehouse/industrial unit and associated secure yard.

The unit is of steel portal frame construction with metal profile clad elevations, set beneath pitched roofs incorporating translucent roof panels.

The unit is available as a whole, double unit with consideration given to the sub division of the space.

Available as a whole or sub divided

27,500 sq ft as a whole or 13,750 sq ft when sub divided.

The unit is modern and well-presented and provides quality warehouse space and offices at ground floor and first floor level. The property is located within a highly desirable and established location close to a Motorway junction.

Externally, the premises will benefit from a shared

ACCOMMODATION

Area	Sq M	Sq Ft
Unit 2	1,277.38	13,750
Combined 2 & 3	2,554.75	27,500

TERMS & INFORMATION

Terms

FRI Lease terms to be agreed. Quoting £206,250 - £103,125 pa. (£7.50 per sq ft).

EPC Rating

EPC Available upon request

VAT

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

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding are required from any purchaser or lessee.

Further Information

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