Unit 5 Platinum Park, First Avenue

DONCASTER, DN9 3RH

4,150 Sq Ft

(385.54 Sq M)

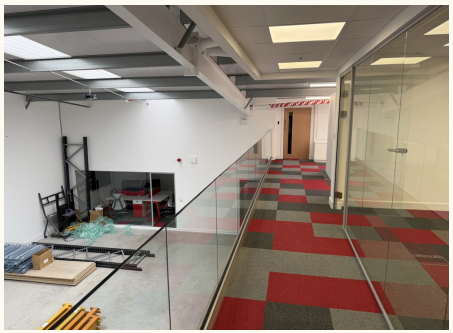
QUOTING TERMS

£30,750 Per Annum





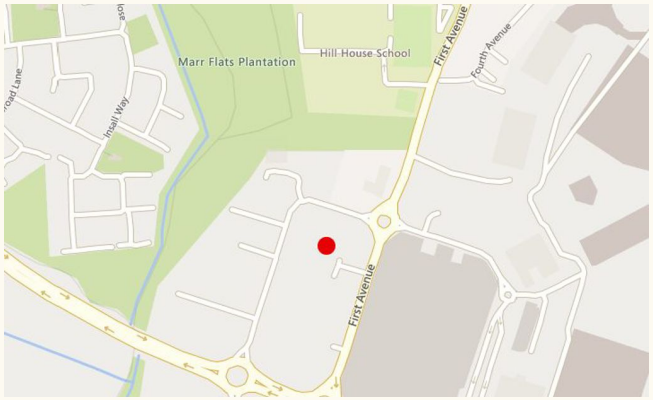




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LOCATION

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

ACCOMMODATION

Area	Sq M	Sq Ft
Ground Floor	271.18	2,919
First Floor Offices	114.36	1,231

TERMS & INFORMATION

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.

EPC Rating

EPC rating - 27 B

VAT

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

Anti-Money Laundering (AML)

To comply with AML Regulations, identification

Further Information

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