Unit B Pegler Factory, St. Catherines Avenue

DONCASTER, DN4 8DF

12,790 Sq Ft

(1,188.19 Sq M)

QUOTING TERMS

£6
Per Sq Ft





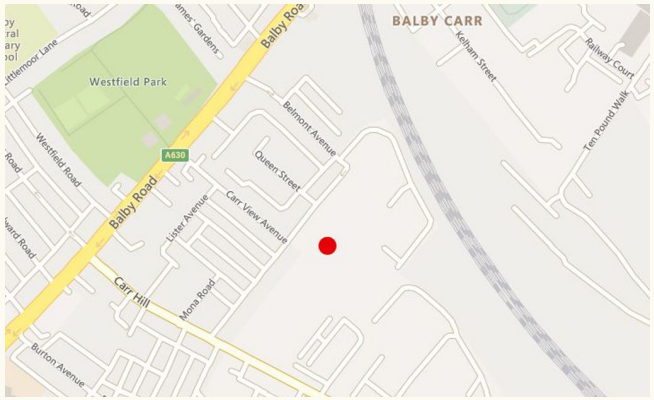




Unit B Pegler Factory, St. Catherines Avenue
Doncaster, DN4 8DF

LOCATION

The unit forms part of the established Pegler Factory on St Catherine's Avenue, Balby situated approximately 1 mile south of Doncaster City Centre and 2 miles north east of Junction 3 of the M18, providing excellent connectivity to the wider motorway network.



DESCRIPTION

The premises provides industrial accommodation extending to 12,760 sq ft.

The unit benefits from an eaves height of 9.3m which extends to 12.0m at the apex and provides excellent racked space. Access is provided through two high-speed loading doors. The unit is constructed of a steel portal frame with brick and block elevations and profile clad, under a pitched roof with concrete flooring throughout with the specification suited to a wide range of industrial occupiers.

The unit further benefits from fitted office content, a breakout space and a large dedicated yard area.

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	1,188.19	12,790

TERMS & INFORMATION

Terms

New FRI terms to be agreed.

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

cpp.uk

Alfie Broughton
07887 492745
Alfie@cpp.uk



Ed Norris MRICS
07711 319 339
ed@cpp.uk



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.