

**DUE FOR
REFURBISHMENT**



OPPORTUNITY TO SPLIT

TO LET Warehouse/Industrial Units
5,455 sq.ft (507 sq.m)

Unit 10a & 10b, Shaw Lane Industrial Estate, Doncaster DN2 4SQ

- Steel portal frame construction
- Secure yard/parking area
- Profile sheet roof

LCP

01384 405630
www.lcpproperties.co.uk



Indicative post-refurbishment



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Unit 10a & 10b, Shaw Lane Industrial Estate, Doncaster DN2 4SQ

Areas (Approx. Gross Internal)

Floorspace	5,455 sq.ft	(507 sq.m)
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Description

This spacious 5,455 sq.ft units would be the ideal space for anyone looking to setup a distribution centre, warehouse storage, a workshop and more.

With links to Junction 4 of the M18 via the A630, you can expect smoother operations in terms of collections and distribution

Benifits Include

- Steel portal frame construction
- Profile sheet roof
- Approx. eaves height of 16ft (4.9m)
- Toilet facilities
- Heating and lighting
- Secure yard
- Secure parking

Rent

£37,500 p.a
(£22,500 p.a if units split)

Business Rates

Rateable Value £22,750
Rates Payable: £11,352.25

Service Charge

A service charge will be levied for the maintenance of common areas.
£1,466.59 p.a

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

D-100. Further information available upon request.

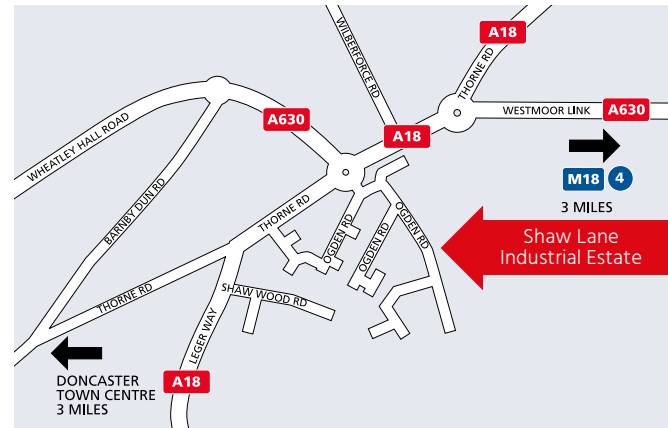
Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - DN2 4SQ

Shaw Lane Industrial Estate is located just off the A630, Wheatley Hall Road, approximately 3 miles to the North East of Doncaster town centre.

The A630 provides easy access to Junction 4 of the M18, approximately 4 miles distant. In turn the M18 provides easy access to the A1, M62 and M1 motorways



Indicative post-refurbishment

Viewing

Strictly via prior appointment with the appointed agent



Max Pickering
0114 270 9160
max@cpppartners.co.uk



Simon Eatough
07771 764148
SEatough@lcpproperties.co.uk

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