

TO LET

Prime Detached Industrial Warehouse



UNIT C

32,148 sq ft

Parkside Business Park Doncaster DN2 4LT



KEY FEATURES

- Modern detached warehouse / industrial facility
- Internal eaves height of 9 metres
- 37.5kn/m² floor loading
- 2 ground level loading doors
- Large secure yard with depth of 30m
- 29 car parking spaces
- 275 kVa power availability
- Electric car charging points



UNIT C

Parkside Business Park

Unit C forms part of the wider Parkside Business Park scheme, which is situated on Wheatley Hall Road (A630), one of the main arterial routes into Doncaster town centre. Junction 4 of the M18 motorway is c.5 miles to the east, while the A1 (M) is accessed via the A635 to Junction 37, 4 miles to the west.

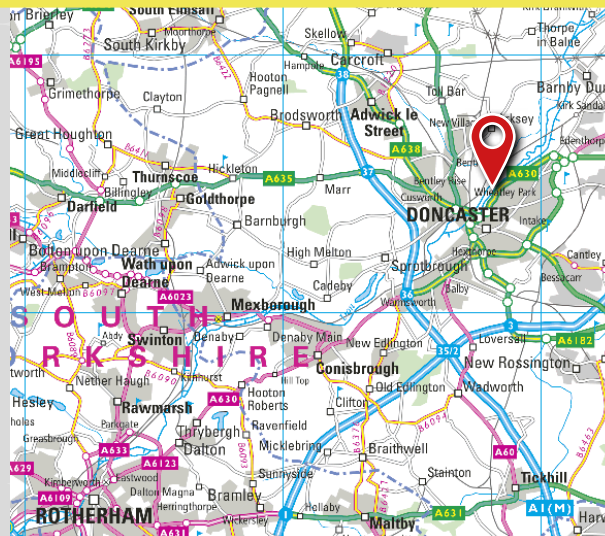
The property comprises a modern detached warehouse/industrial unit with high quality warehouse space, fitted office accommodation, a large service yard and generous car parking provision.

TERMS

The property is available by way of assignment reflective of the current lease terms from 1st May 2019 until expiry on 30th April 2029. Alternatively, consideration may be given to a sub-lease of the property for a term to be agreed.

EPC

An EPC is available on request.



AREA	Sq ft	Sq m
WAREHOUSE	28,988	2,693.07
GROUND FLOOR OFFICES	1,580	146.78
FIRST FLOOR OFFICES	1,580	146.78
TOTAL	32,148	2,986.63

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

VIEWINGS

By prior appointment with the joint agents CBRE and Gent Visick.

FOR FURTHER INFORMATION

Please contact the joint agents:

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