

Millfields Industrial Estate, Arksey Lane

Bentley, Doncaster DN5 0SJ

2,985 SqFt (277.31 SqM)

- Warehouse
- Recently refurbished offices with air conditioning
- Large secure yard
- Ample parking

TO LET

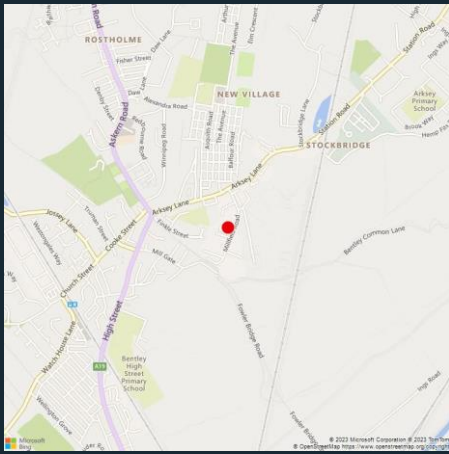


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is located in Bentley a suburb of Doncaster off Arksey Lane on the well established Millfields Industrial Estate.

DESCRIPTION

BACK ON THE MARKET DUE TO ABORTIVE NEGOTIATIONS

Rarely available stand alone industrial unit with dedicated offices and secure yard.
(please note no car repairs of any kind will be considered)
The offices have been fully refurbished with new decoration, carpets and electric radiators throughout. The offices also benefit from air conditioning.
Yard & parking measures c.0.4 acres
Warehouse 1,665 sq ft
Offices and ancillary space 1,319 sq ft
Total 2,985 sq ft
The property is available to let on a new full repairing and insuring lease.
Fire alarm and burglar alarm fitted.
Electric entrance gates (currently being recommissioned)
Off site security with remote CCTV can be made available for an additional cost.

RENTPRICE

£25,000 per annum

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

RATING

The current adopted rateable value is £16,000

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Total	2,985 SqFt (277.31 SqM)
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INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Jason Barnsdale MRICS
Barnsdales - Chartered Surveyors
Tel: 07836 53 40 40
jason@barnsdales.co.uk

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