

Fully Fitted Warehouse Unit

CBRE

To Let / Doncaster 36

102,392.03 sq ft (9476.1 sq m)



Warmsworth Industrial Estate, Warmsworth, Doncaster, DN4 9LS

FLEXIBLE SUBLEASE AVAILABLE



WARMSWORTH HALT

1.6 MILES
J36 A1(M)

Description

The property comprises a steel portal frame warehouse/factory unit in 3 bays, together with internal three storey offices. The offices are fully fitted.



8m Eaves Height



7 Level Access Doors



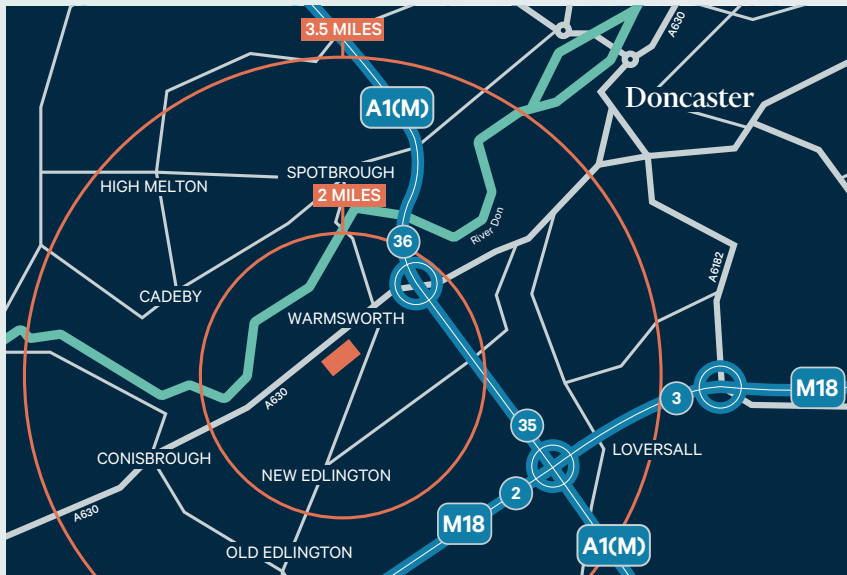
3 Dock Level Doors



Fully Fitted Warehouse
With Racking, Lighting
And Fitted Office Space



1.6 miles to
Junction 36 A1(M)



Accommodation

We have measured the unit to have the following approximate gross internal areas:

DESCRIPTION	SQ FT	SQ M
Factory/Warehouse	100,488.33	9,335.68
Offices	1,903.03	176.86
TOTAL	102,391.36	9,512.54

The site area is approximately 7.6 acres (3.08 hectares).

SERVICES

The property benefits from mains gas, 3 phase electricity and water.

EPC

The property has an EPC rating of B.

TERMS

The property is available by way of a sublease on flexible terms.

Contact

Viewing is strictly by prior appointment, please contact:

Mike Baugh
07785 284 994
mike.baugh@cbre.com

Danielle Raunjak
07714 145 984
danielle.raunjak@cbre.com

CBRE

+44 (0)113 394 8800
www.cbre.co.uk

Subject to contract disclaimer: CBRE Limited, November 2023

Important notice relating to the Misrepresentation Act 1967. CBRE act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary outlined in yellow should be treated as for indicative purposes only and should not be construed as the actual site boundary 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.