



COMMERCIAL PROPERTY PARTNERS

**To Let**  
Unit 2, Island Drive  
Thorne  
Doncaster  
DN8 5UE



## Modern Warehouse Unit To Let 11,000 Sq Ft (1,021.9 Sq M)

- Secure Unit Available Immediately
- Quality Established Location Adjacent to J6 M18.
- Large Yard/Parking Area.

# Modern Warehouse Unit To Let

## 11,000 Sq Ft (1,021.9 Sq M)

### Location

The premises are located on Island Drive just off Omega Boulevard in Thorne a short distance away from Junction 6 of the M18 Motorway. The property forms part of the Capitol Park Estate which is situated immediately adjacent to Junction 6 of the M18 motorway, approximately 8 miles to the north east of Doncaster city centre. The M18 affords easy linkage to the M62 around 4 miles to the north east of the premises, the A1 (M) approximately 13 miles to the south west and the M1 at Junction 32 at a journey distance of 22 miles.

The Capitol Park development is well established and offers a mix of both similar industrial/warehouse users along with The King's Chamber pub/restaurant, McDonalds, Aldi supermarket, B&M home store and Taco Bell restaurant.

### Description

The unit provides a high quality, modern semi detached warehouse/industrial unit and associated secure yard. The unit is of steel portal frame construction with metal profile clad elevations, set beneath pitched roofs incorporating translucent roof panels. The unit is modern and well-presented and provides quality warehouse space in a highly desirable and established location close to a Motorway junction.

Externally, the premises will benefit from a shared central service yard with ample car parking, and the site is perimeter fenced and gated.

### Accommodation

The unit is currently occupied as a single unit with the adjoining semi detached unit. The sub division of the premises will create a 11,000 sq ft unit. This space includes ground and first floor office accommodation.

### Terms

FRI Lease terms to be agreed. Quoting £77,000 pa.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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