

FOR SALE

Industrial Complex of
5 buildings on a site of
8.17 acres (3.3 hectares)

- 5 buildings totalling 165,866 sq ft plus mezzanine areas
- Established industrial location with easy access to Junction 36 of the A1(M)

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WARMSWORTH

WARMSWORTH HALT, WARMSWORTH, DONCASTER, DN4 9LS



Keyline for identification purposes only.



DESCRIPTION

The site is accessed from Warmsworth Halt and provides approximately 165,866 sq ft of industrial/warehouse space across 5 buildings on a site extending to approximately 8.17 acres (3.30 hectares).

- **Building 1**

A brick built industrial/warehouse unit arranged over 4 bays set beneath a roof incorporating translucent roof panels that has been partially overclad. The unit is finished to a height of 4.38m, has 4 ground level loading doors, LED lighting, staff welfare facilities including a canteen and W/Cs, as well as offices over ground and first floor.

- **Building 2**

A detached single bay industrial/warehouse unit of steel portal frame construction with clad elevations located to the South of the site.

The unit is finished to a clear height of 5.11m, has 2 ground level loading doors and LED lighting.

- **Building 3**

A detached twin bay industrial/warehouse unit of steel portal frame construction with clad elevations located to the South of the site.

The unit is finished to a clear height of 6.05m, with fluorescent strip lighting, 2 ground level loading doors and 5 dock level loading doors. There is a canopy/covered loading area and mezzanine to part.

- **Building 4**

A semi-detached building adjoining Building 5 with 2 ground level loading and 2 dock level loading doors. The unit is of steel portal frame construction with clad elevations, 4.64m clear height and lighting throughout.

- **Building 5**

A detached industrial/warehouse unit of steel portal frame construction arranged in 6 bays, set beneath a pitched roof incorporating translucent roof panels.

The unit is finished to a clear height of 5.6m, has 2 ground level loading doors, lighting, W/Cs and offices over ground and first floors. The unit is currently fitted with 3 separate mezzanine floors for storage and has the benefit of 2x 5 tonne cranes and 2x 10 tonne cranes.

The site further includes separate external stores to the rear of Building 1, and a gatehouse to the main vehicle entrance off Warmsworth Halt.

The site extends to 8.17 acres and has the benefit of perimeter fencing and gated access.

ACCOMMODATION

The premises provide the following gross internal areas (GIA):

Description	Sq M	Sq Ft
Building 1	5,154.01	55,477
Building 2	1,201.60	12,933
Building 3	3,197.20	34,414
Building 4	682.93	7,350
Building 5	5,046.26	54,317
Store	121.17	1,304
Gatehouse	6.61	71
Total GIA	15,409	165,866

Mezzanines

Description	Sq M	Sq Ft
Building 1 Mezzanine	113.11	1,217
Building 3 Mezzanine	123.77	1,332
Building 5 Mezzanine	597	6,426
Total	833.88	8,975

On a site of 8.17 acres (3.3 hectares).



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LOCATION

The site is located on Warmsworth Halt Industrial Estate, within the Warmsworth area of Doncaster. Warmsworth Halt is easily accessed via Junction 36 of the A1 (M) approximately 1 mile to the North East of the site. Junction 35 of the A1 (M) and Junction 2 of the M18 are also situated approximately 2.8 miles to the South East of the site, whilst Doncaster City Centre is located approximately 4.2 miles to the North East.

Warmsworth Halt Industrial Estate is an established industrial location, home to manufacturing and distribution occupiers including McGregor Logistics and Wavin.



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TENURE

The site is to be sold freehold.

RATEABLE VALUE

The premises have a rateable value of £245,000.

SERVICES

Connection to all mains services are available to site.

We understand that there is a power supply of 1.6MVA available to site.

DATA ROOM

A data room with further site information is available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

ANTI MONEY LAUNDERING

The purchaser will be required to satisfy AML requirements.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint agents:



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