



**Tai Lee Hong Building, Millfiled Road, Bentley, Doncaster,
DN5 0SJ**

**Industrial Unit
FOR SALE**



- Industrial unit, office, and mezzanine storage totalling 1,485m² (15,975ft²)
Gross Internal
- Car park
- Site Area 0.386 ha (0.954 a/c)
- Refrigeration plant available by separate negotiation

Asking price £1,100,000 + VAT
neal@cravenwildsmith.co.uk



Location

The property is located on the Millfield Road industrial estate which is approximately 0.6 miles from Bentley High Street. Doncaster town centre is approximately 2.3 miles to the south with the A1(M) junction 37 to the west which leads to the M18 and the wider motorway network. The location is shown on the plans below.

Business Rates

The Rateable Values (RV) in the 2023 list are

Unit	Floor	RV
Workshop	Ground & Mezzanine	£34,750
Office 1	Ground Floor	£4,750
Office 2 & 4	Ground & First	£15,750
Office 3	First Floor	£5,600

This information was obtained from an inspection of the VOA website in July 2023. The RV is NOT the rates you pay for further information see <https://www.gov.uk/calculate-your-business-rates>

Description & Accommodation

This building comprises of an industrial unit offices and mezzanine storage.

The industrial unit measures 796 m² (8,561ft²). It has 2 roller shutter doors. The unit contains a refrigeration plant which is available by separate negotiation.

Within the workshop are 2 mezzanine floors which total 264 m² (2,840 ft²).

The offices are arranged on 2 floors, either side of the entrance. They total 425 m² (4,474 ft²) **Gross Internal**.

To the main the offices have carpet, suspended ceilings, inset lighting, central heating and air conditioning.

Outside is a car park shown on the attached plan.

Terms

The property is available for sale

This site is subject to an estate charge for services including site security, we are advised this charge is £850 per month.

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**

Email: neal@cravenwildsmith.co.uk

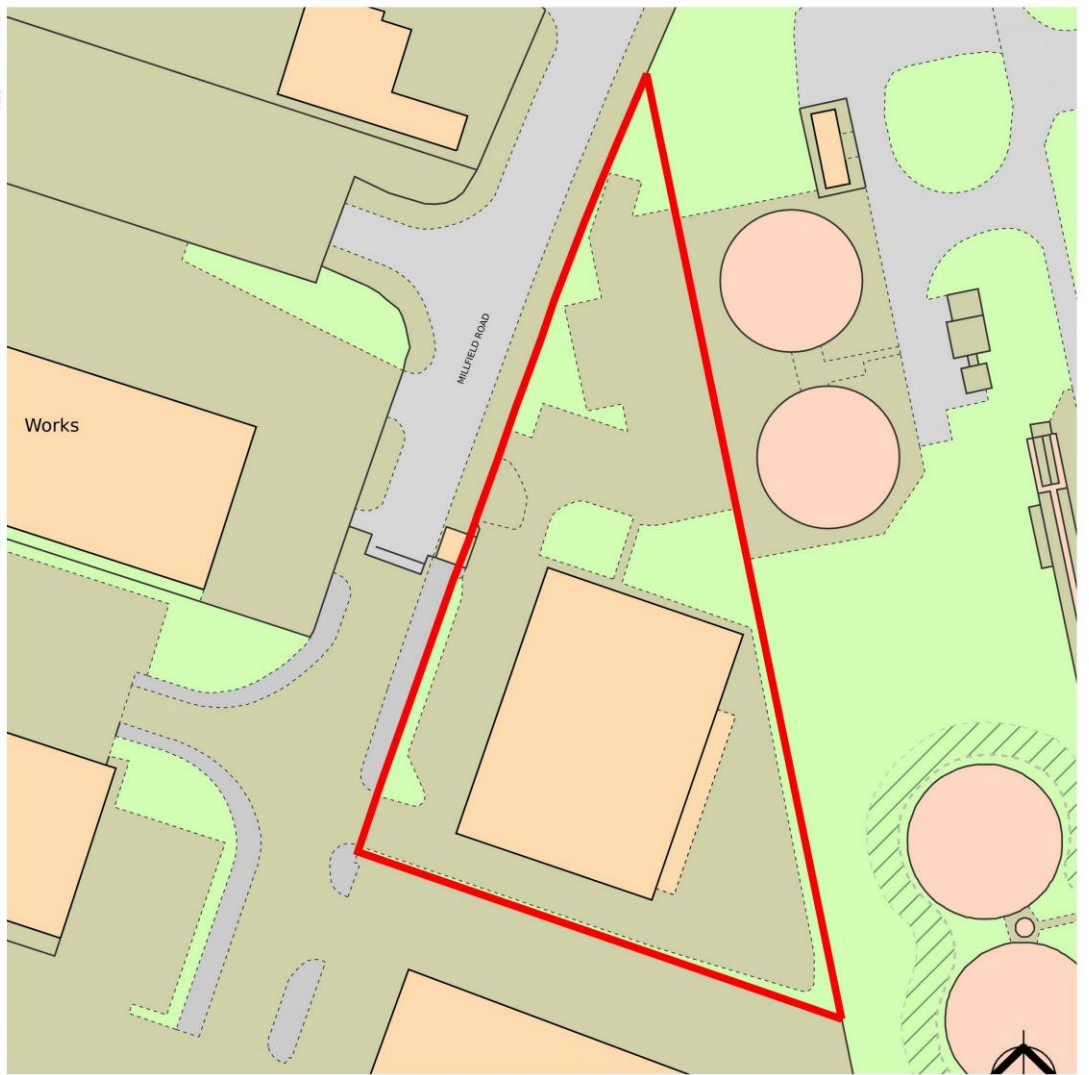
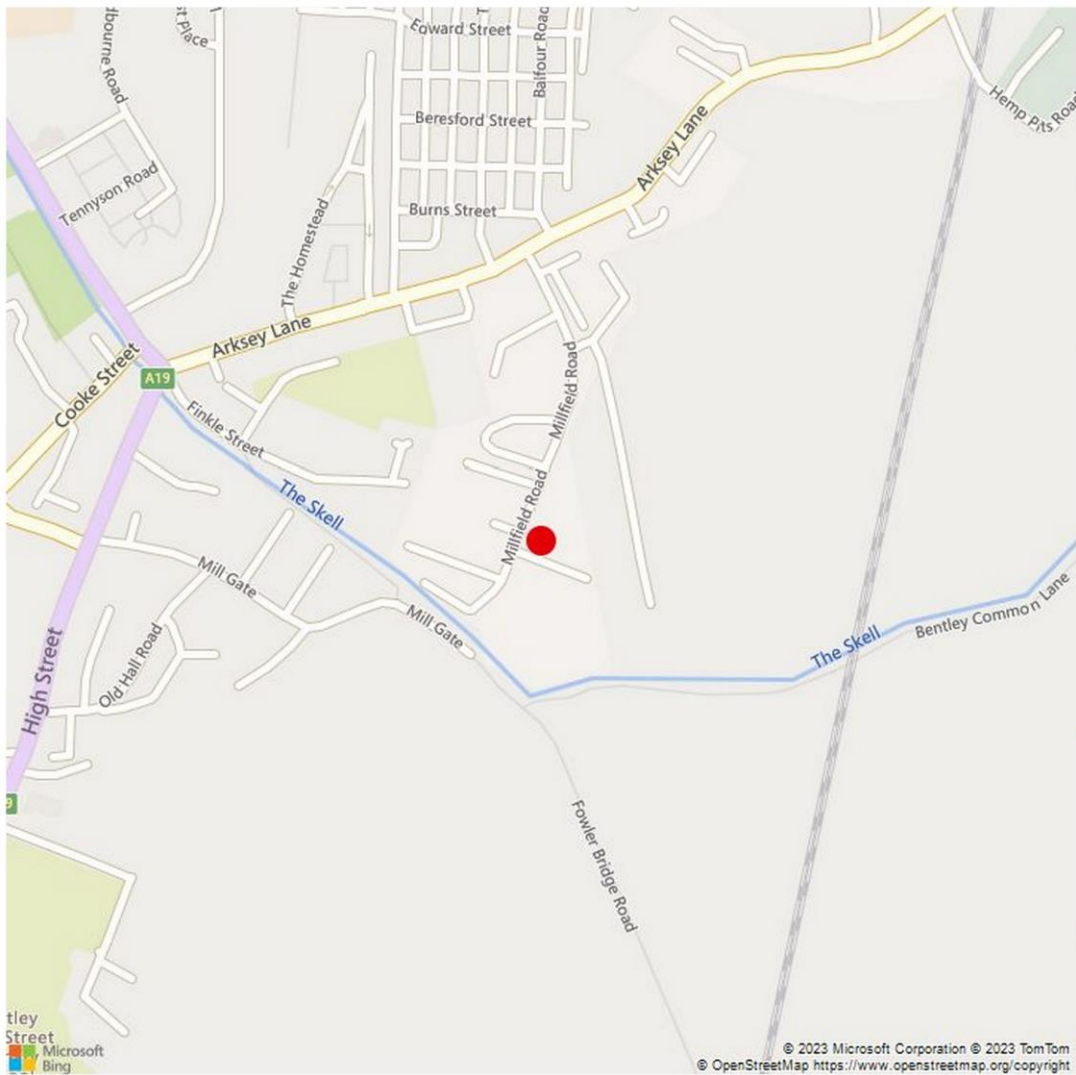
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Energy Performance Certificate (EPC)

The building has an energy performance asset rating of 86 putting it in EPC band D. A copy of the certificate and recommendations report are available on request.

An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information **An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.**

Anti-Money Laundering (AML):

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

To let a property from Craven Wildsmith, you must be able to provide:

- Email address and contact number
- National Insurance Number
- 3 months Full Bank Statements
- 3 Months Payslips
- Proof of Current Address
- Proof of Income
- Previous AST / Mortgage Statement

Code of leasing practice:

Prospective tenants should be aware of The Code for Leasing Business Premises in England and Wales 2007. The code recommends you seek professional advice prior to committing to take a commercial property. The code can be obtained from the agent or downloaded from www.leasingbusinesspremises.co.uk

Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>



HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations, and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease, we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
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3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
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6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.