



**Olympus Business Park, Hayfield Lane / First Avenue,
Finningley, Doncaster, DN9 3PL**

Industrial



- 12 new high quality business units
- Adjacent to Doncaster Sheffield Airport
- 120 m² (1,291 ft²) to
- 150 m² (1,615 ft²)
- Optional mezzanine floor
- 4m Roller shutter door
- Eaves height: 5.44m, ridge height: 8.0 m
- Secure site
- Visitor & accessible parking & cycle storage

To Let or For Sale - Price/Rent on Application
laura.h@cravenwildsmith.co.uk



Location

Olympus Business Park is a development adjacent to Doncaster Sheffield Airport, six miles south of Doncaster City Centre, close to the M18 motorway (1.5 miles away) and connected using the Great Yorkshire Way and A6182.

For navigation purposes use postcode **DN9 3GA**
Or W3W **///growth.trickled.arranger**

Viewing

For viewings & further information contact: Craven Wildsmith on **01302 36 86 86**
Email: laura.h@cravenwildsmith.co.uk

Description & Accommodation

Olympus Business Park is a development of twelve new high-quality units of between 120 m2 (1,291 ft2) and 150 m2 (1,1615 ft2).

The units will be of duo steel frame construction, with a mixture of full height factory finished steel cladding complete with angled fascia and soffits.

The units are modern light industrial space with

- roller shutter doors
- glazed front entrance
- full fibre broadband.
- fire alarm
- and emergency lighting,
- external LED lighting to the service yard
- Optional mezzanine floor covering from 25% up to 75% of the unit's footprint

The secure site will benefit from

- monitored CCTV,
- V-mesh security fencing to the perimeter.

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

Tenure

The property is available for sale on a new long ground lease.

To let by way of a new occupational lease for a minimum term of 6 years. The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice prior to committing to take a commercial property a copy of the code can be obtained from the agent

A service charge will cover the cost of the upkeep and maintenance of the common parts of the site

Business Rates - To be assessed

Search online www.cravenwildsmith.co.uk



cravenwildsmith
Residential & Commercial Property Professionals



Regulated by RICS
 **RICS**



OLYMPUS BUSINESS PARK



337 PROPERTIES LTD

Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

01302 36 86 86

www.cravenwildsmith.co.uk



cravenwildsmith
Residential & Commercial Property Professionals



Regulated by RICS



Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

01302 36 86 86

www.cravenwildsmith.co.uk



cravenwildsmith
Residential & Commercial Property Professionals



Regulated by RICS



337 PROPERTIES LTD

- Unit 1 ~~160~~ Sq.M
- Units 2-5 144 Sq.M
- Units 6-7 120 Sq.M
- Units 9-12 120 Sq.M

Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

01302 36 86 86

www.cravenwildsmith.co.uk



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.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
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.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
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.