



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 & acessible parking & cycle storage

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

Liley House | 33 Northgate | Tickhill | DN11 9HZ

01302 36 86 86 www.cravenwildsmith.co.uk



Location

Doncaster City Centre, close to the M18 motorway ft2) and 150 m2 (1,1615 ft2). (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 adjacent to Olympus Business Park is a development of twelve Doncaster Sheffield Airport, six miles south of new high-quality units of between 120 m2 (1,291

> 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

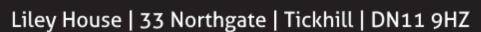
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HOW WE CAN HELP YOU.

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.

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