

TO LET



**UNIT 1 QUARRY LANE, DONCASTER ROAD,
BRANTON, DONCASTER, DN3 3QP**

- Industrial / Workshop Units
- Recently Refurbished
- Suit Various Uses
- GIA: 290.91 Sq M (3,207 Sq ft)
- Secure Fenced Compound

Location

The property is located in Branton a popular village on the periphery of Doncaster and close by to Finningley and Doncaster Sheffield Airport. The surrounding area is predominantly residential uses and the site can be easily found on Chapel Lane, directly off New Road which is the main road running through Branton.

The property is well situated to make use of Doncaster's excellent road network, lying between Sheffield, Leeds and Hull, with the A1 and M18 within easy reach. Doncaster is a city in South Yorkshire with a population of over 308,000. The catchment of the nearby towns and cities will be an advantage for any car sales business.

Description

Industrial / workshop units contained within a secure concrete yard.

Benefitting from the following specification

- A range of workshop / industrial units extending to 3,207 sq ft in total
- Three roller shutter doors
- W/C
- Recently refurbished
- Inspection pit
- Former MOT centre
- 3-phase power supply
- Concrete yard areas
- Secure fenced site
- Suit various uses including builders yard, workshop and storage uses
- Eaves heights from 3.8 to 5.72m
- 0.22 acre site

Accommodation

Total GIA: 297.91 Sq M (3,207 sq ft)

0.22 Acre site

Terms

The property is available to let on FRI terms to be agreed however minimum of 3 years is envisaged.

Rent

The asking rent is £24,000 per annum exclusive.

Business Rates

Ratable value of £11,540. Occupiers may benefit from 100% rates relief.

EPC

To be confirmed.

Services

Mains water & 3-phase power supply are connected.

VAT

Rent is quoted exclusive but may be subject to VAT.

Anti Money Laundering

Tenants must comply with AML regulations.

Viewings

By appointment with the agent.

Contact

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