

# Unit 6 Cherry Tree Road

Doncaster DN4 0BJ

**3,488 SqFt** (324.78 SqM)

- Industrial warehouse space
- Shared yard/loading area
- Roller shutter loading door
- Central Location

## TO LET - Industrial

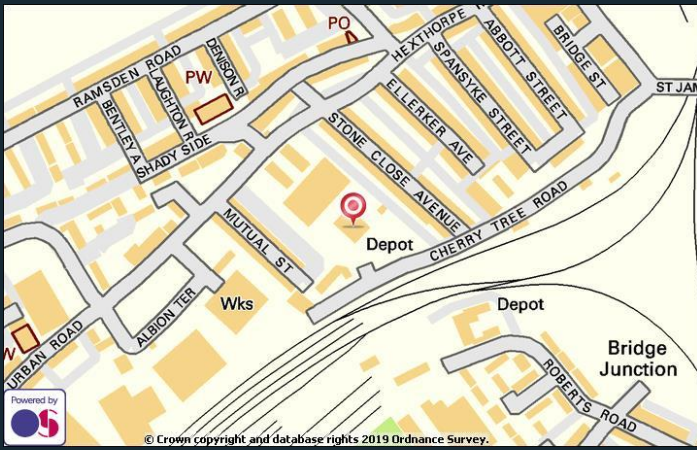


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## LOCATION

The property is located on Cherry Tree Road in Hexthorpe less than 0.5 miles from Doncaster town centre and the train station and easily accessed from the A630 Balby Road. The A630 Balby Road links directly with the A1(M) motorway at junction 36.

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

## DESCRIPTION

The property comprises a single bay mid-terrace industrial unit/lock-up with roller shutter and pedestrian doors to the front.

There is a WC and wash basin internally while the rest of the space is open warehouse storage. The floors are concrete and the unit has an eaves height of 4.2 metres. Door opening height is 3.6 metres.

## RENTPRICE

POA

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

## RATING

The adopted rateable value £11,000.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

<b>Ground</b>	<b>3,488 SqFt (324.78 SqM)</b>
<b>Total</b>	<b>3,488 SqFt (324.78 SqM)</b>



## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

James Humphreys

Surveyor

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### Disclaimer

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