





**Unit 35, Broomhouse Lane Industrial Estate, Woodview,  
Doncaster, DN12 1EQ** \*UNDER REFURBISHMENT\*

 Industrial  
 215.06 sq m (2,315 sq ft)

**To Let**

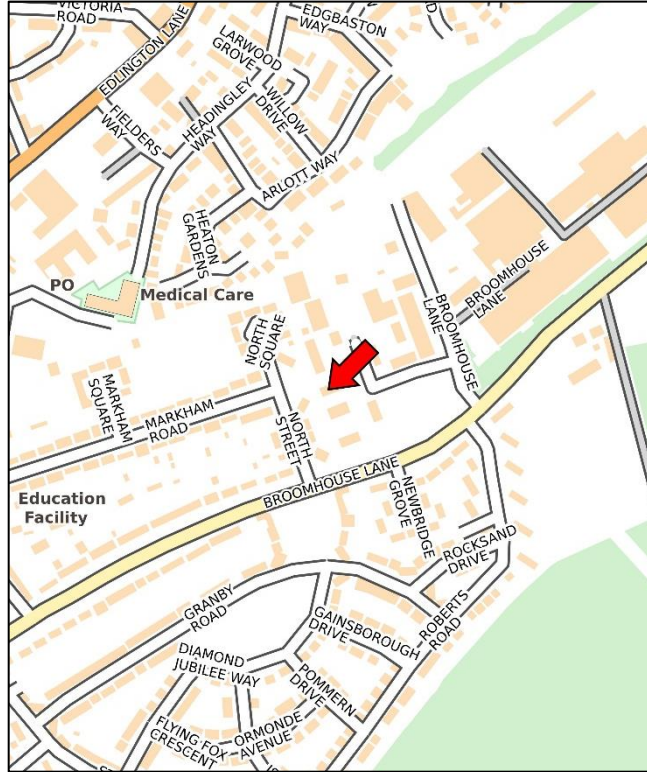


**PPH**

 01302 341041  
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## Location

The property forms part of the well-established Broomhouse Lane Industrial Estate which lies to the northeast outskirts of Edlington, approximately 4 miles to the northwest of Doncaster city centre. The estate provides easy access to the region's extensive motorway network via Junction 36 of the A1.



## Description

The property comprises a single storey workshop with secure shared yard and car parking. The unit benefits from a WC and kitchenette facilities. Specification includes an electric roller shutter door, three phase electricity supply and LED lighting. The property is also a mix of metal clad and brick construction with eaves height of 5 metres. The property is currently under refurbishment and redecoration on both interior and exterior and benefits from a PV solar system.

## Summary

- Modern flexible warehouse unit
- Size 215.06 sq m (2,315 sq ft)
- Ample car parking
- Large roller shutter door
- Three phase electricity
- PV Solar system installed
- Currently under refurbishment
- Flexible unit suitable for a variety of uses
- Easy access to Junction 36 A1 and the greater motorway network
- Let on a new FRI lease

## Accommodation

The accommodation has been measured on a GIA Internal Floor Area basis in accordance with the RICS Code of Measuring Practice and the following figures are provided for guidance purposes only:

	Sq m	Sq ft
Warehouse Area	215.06	2,315
WC		

## Terms

The property is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed by negotiation.

## Rent

£23,500 per annum exclusive.

## VAT

We understand VAT will be payable at the prevailing rate.

## Services

Mains water, drainage and three phase electricity supplies are connected to the premises.

The mention of any appliances and/or services within these letting particulars do not imply that they are in full and efficient working order.

## Business Rates

The Tenant will be responsible for the payment of business rates. Verbal/Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value/2026 rating list assessment of £16,000, which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

**A 16**



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