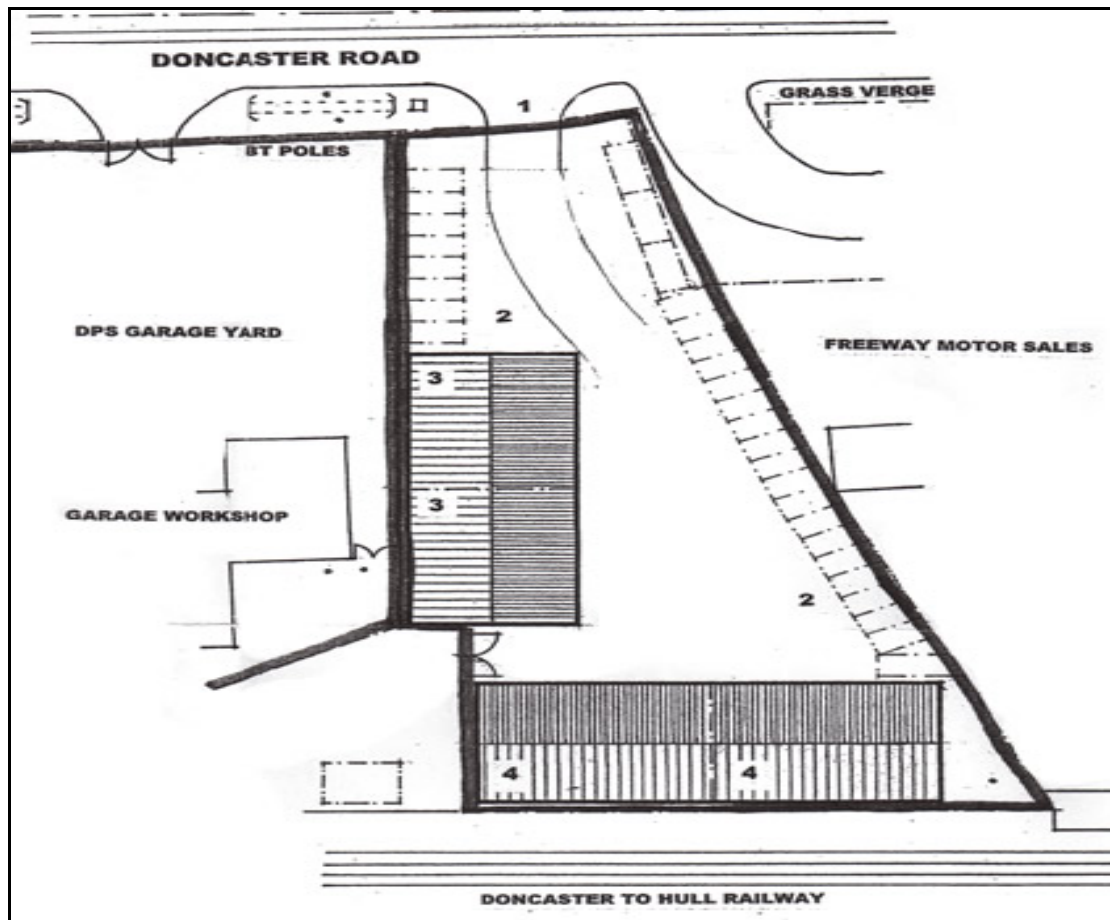




# TO LET INDUSTRIAL UNIT(S)

Station Court, Doncaster Road,  
Barnby Dun, Doncaster, DN3 1HQ



◆◆ NEWLY CONSTRUCTED  
INDUSTRIAL UNIT(S)

◆◆ PRACTICAL  
COMPLETION: EARLY  
2009

◆◆ 2,165 SQFT TO 10,244 SQFT  
AVAILABLE

◆◆ 30 SHARED CAR  
PARKING SPACES



## Location

The development is located on Doncaster Road in Barnby Dun, adjacent to DPS Garage on the former Railway Station site.

The site is positioned approximately 3 ½ miles from Junction 4 of the M18 with excellent links to the A1(M), M1 and M62. The site is 4 miles from Doncaster Town Centre.

## Description

The development will provide four single storey industrial units, capable of accepting mezzanine floors in part. The units will be finished with level concrete floors and breezeblock walls, and will benefit from electric roller shutters, internal offices and WC facilities.

## Accommodation

The units range in size between 2,165 sq ft and 5,700 sq ft offering industrial facilities with internal office space with access to the parking facilities to the front of the units.

Parties expressing an early interest will have the opportunity of influencing the internal layout.

Size	SQ M	SQ FT
Unit 1	201.13	2,165
Unit 2	220.64	2,375
Unit 3	264.21	2,844
Unit 4	265.70	2,860
<b>Total</b>	<b>951.68</b>	<b>10,244</b>

## Terms

The unit is available on a flexible lease to suit the ingoing tenant on full repairing and insuring terms.

## Rents

Commencing rents start from £3.50 per square foot depending upon lease terms and covenant strength. Quoting rents are exclusive of all other outgoings.

## Service Charge

There will be a service charge payable by the tenant for the upkeep of common areas of the site.

## Costs

Both parties will be responsible for their own legal and professional costs incurred in this transaction.

## Planning

The property currently has planning consent for open B1 (Business) and B8 (Storage and Distribution) use. Further enquiries for use class should be made to the letting agent.

## Rates

To be announced from the VOA following completion of the building. For further details please contact the letting agents.

## VAT

Where applicable VAT, is payable on all transactions made under the lease at the subsisting rate.

### All Enquiries to Sole Agents

**Stuart James 07894684177 - Jack Smith 07515198715**

**LWE Commercial Property Advisers | 46 Netherhall Road | Doncaster | DN1 2PZ**  
**Tel: 01302 361445 | Fax: 01302 739913 | E: enquiries@LWEstates.com | [www.LWEstates.com](http://www.LWEstates.com)**

Ref: 1680

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