



TO LET

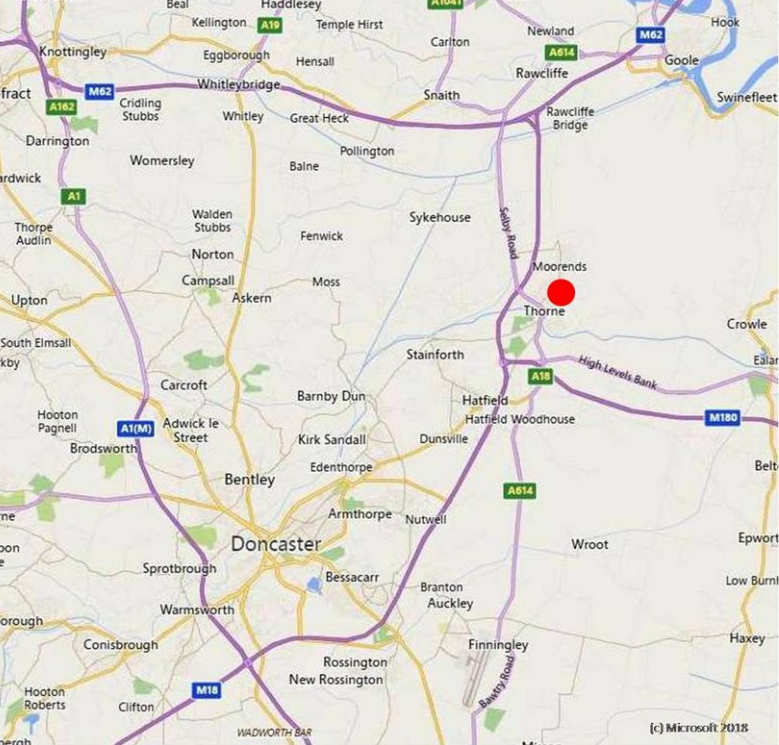
COULMAN STREET INDUSTRIAL ESTATE

Coulman Street, Thorne, Doncaster, DN8 5JS



- Short distance to J6 of the M18
- Versatile industrial units with office content
- Fenced and gated estate
- Estate CCTV system
- All mains services inc 3 phase electricity
- Good sized forecourts with parking

WORKSHOP / INDUSTRIAL UNITS
2,497 to 5,005 sq ft (232 to 465 sq m)



TRAVEL DISTANCE

	Miles	Mins	
M18	2	6	Car
M62	6	10	Car
A1 (M)	15	18	Car
Doncaster	13	25	Car
Leeds	36	47	Car

Source: theAA.com

COULMAN STREET INDUSTRIAL ESTATE

Coulman Street, Thorne, Doncaster



DESCRIPTION

The units at Coulman Street Industrial Estate are in semi-detached and detached units on a fully fenced site with lockable gates and estate CCTV provision. The buildings have brick elevations under a profiled insulated metal sheet roof with a manually operated up and over loading door to the front and a separate pedestrian access door. Internally the floor area is laid out to provide workshop facilities with office content and wc facilities.

SPECIFICATION

- Clear span steel framed production area
- Mains gas, water, drainage and electricity (inc 3 phase provision)
- Reinforced concrete floor
- Insulated sectional goods loading door
- Internal office provision
- Fenced site with estate CCTV system

EPC

EPC ratings range between D 96 and E 105. Full details on request for available properties

VIEWING / FURTHER INFO

Please contact us for current availability and viewing appointments

LOCATION

Coulman Street Industrial Estate is approximately one mile from Thorne town centre. The property forms part of a larger well established industrial area with easy access to Junction 6 of the M18 and is well signposted from surrounding access roads. The M18 provides excellent communication links to the M180, A1 (M) and M1 motorways to the south and M62 to the North.

TERMS

- Range of flexible and fixed term tenancies available
- Tenant responsible for internal repairs and decoration (inc all doors and windows)
- Landlord responsible for structure and exterior
- Landlord insures the buildings
- Rent payable monthly in advance by direct debit (subject to annual increase of 3%)
- Administration fee of £150 + VAT payable on completion
- Deposit and or guarantees are required



Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. May 2018. Designed and produced by Creativeworld Tel: 01282 858200.

Properties available in over 200 locations throughout England & Scotland