



TO LET

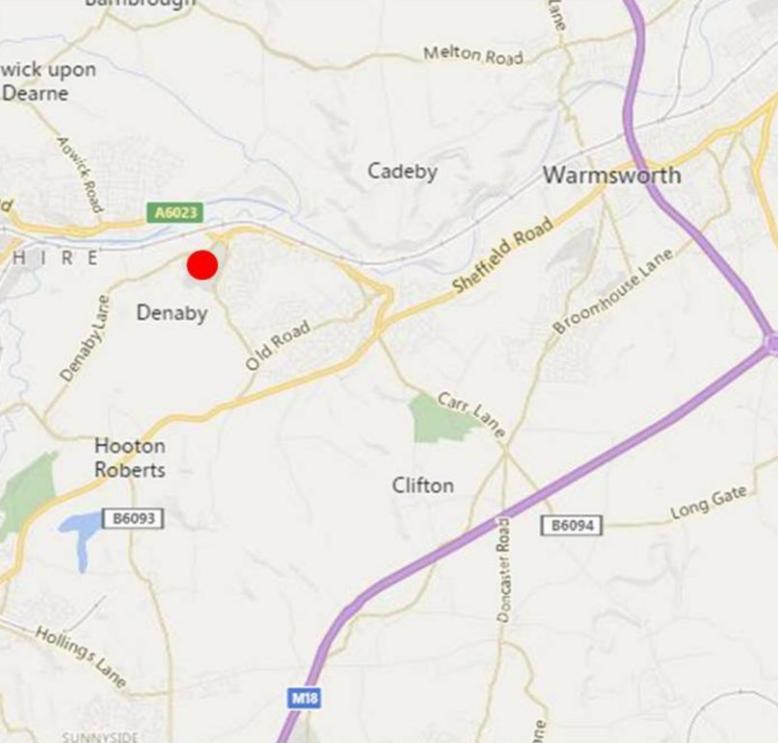
DENABY LANE INDUSTRIAL ESTATE

Coalpit Road, Denaby, South Yorkshire, DN12 4LH



- Modern Workshop units
- Fenced and gated site
- Mains services (inc 3 phase electricity)
- Goods loading and personnel access doors
- Larger units with internal office accomodation

WORKSHOP / INDUSTRIAL UNITS
1,033 to 5,005 sq ft (96 to 465 sq m)



TRAVEL DISTANCE

	Miles	Mins	
A1 (M) / A630 junction	5	11	Car
Doncaster	8	21	Car
Rotherham	7	17	Car
Barnsley	12	33	Car

Source: theAA.com

DENABY LANE INDUSTRIAL ESTATE

Coalpit Road, Denaby, South Yorkshire



DESCRIPTION

Denaby Lane Industrial Estate comprises 12 modern workshop / industrial units ranging in size from 1,033 sq ft up to 5,005 sq ft. Totalling 24,206 sq ft the estate is split into 5 blocks situated within a fenced and gated estate. The estate benefits from ample car parking provision and shared forecourts with good circulation space.

The units are constructed of steel frame with concrete floors and brickwork / metal cladding walls. Roofs are pitched insulated metal deck incorporating translucent roof lights.

SPECIFICATION

- Modern workshop units
- Fenced site with gated access
- Mains services including 3 phase electricity
- Range of simple tenancy agreements available
- Quick completions (subject to status).

EPC

EPC ratings range between B 42 and E106. Full details for available properties on request

VIEWING / FURTHER INFO

Please contact us for current availability and viewing arrangements

LOCATION

The industrial units form part of the larger Denaby Lane Industrial Estate, mid way between Barnsley, Doncaster and Rotherham. The units are located on Coalpit Road just off the A6023. The A630 in turn provides direct access to Junction 36 of the A1(M) only 5 miles away which offers good transport links to the wider region.

TERMS

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



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