

✦ DN12 4LH

INDUSTRIAL

Denaby Lane Industrial Estate, Coalpit Road, Denaby, South Yorkshire


NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- Well established industrial location
- Excellent links to A1 (M) motorway
- Fully fenced site with lockable gates
- Unit sizes range from 96 - 465 sq.m (1,033 - 5,005 sq.ft)
- Simple easy in / easy out tenancy agreements
- Immediate occupation usually available
- Arrange a viewing today



 INDUSTRIAL

Units to let on flexible terms

SIZES FROM

1,033 - 5,005 sq.ft

96 - 465 sq.m

Over 200 locations throughout the Midlands and the North

**WHITTLE
JONES**
CHARTERED SURVEYORS
0113 245 6787
www.whittlejones.com

INDUSTRIAL

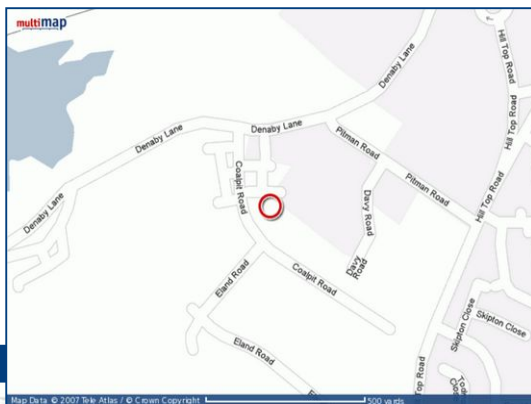
Denaby Lane Industrial Estate, Coalpit Road, Denaby, DN12 4LH



www.northerntrust.co.uk

Location

The Industrial Estate forms part of the well established Denaby Lane Industrial Estate midway between Barnsley, Doncaster & Rotherham. The estate is accessed from Coalpit Road and is well signposted from the A6023 Doncaster Road. The estate is located approximately 5 miles from junction 36 of the A1 (M).



Location

The estate comprises one c. 5,000 sq.ft detached & six c. 2,500 sq.ft semi-detached units. There are also five c. 1000 sq.ft units arranged in a terrace. The units are of steel frame construction with brick/block infill walling, reinforced concrete floor and steel profile roofing, with the larger units also having office accommodation. The units have an up and over loading door and a separate pedestrian access door and the estate benefits from a generous forecourt & staff / visitor parking provision. The units can accommodate a wide range of uses and are home to a number of local businesses.

Specification

- Reinforced concrete floors
- Up and over loading door
- 3 Phase electricity supply / capability
- WC, hand basin & water heater
- Fully fenced estate with lockable gates
- Sizes range from 96 - 465 sq.m (1,033 - 5,005 sq.ft)

Tenancy Terms

- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Rent Payable monthly in advance by Direct Debit
- Rent quoted on tenancy agreement includes cost of maintenance charges, and the Principal Rent is subject to fixed annual increases not exceeding 3%
- Rent Deposit & first months rent payable on commencement of the tenancy
- Administration Fee of £100 + VAT
- Tenant responsible for internal repairs, decorations, maintenance of doors and windows
- Landlord is responsible for external structure
- Rates payable by tenant direct to Doncaster Council
- Arrange a viewing today

INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones 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, dimension, 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 lessors 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 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. Designed and produced by CW Digital tel 01282 858200.

April 2011.

Whittle Jones - Yorkshire
3 Lisbon Square, Leeds LS1 4LY
t +44 (0)113 245 6787 f +44 (0)113 244 9932

