



DN8 5JS

INDUSTRIAL

Coulman Street Industrial Estate, Coulman Street, Thorne, Near Doncaster



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- Excellent links to junction 6 of the M18 motorway
- Semi-detached workshop / storage units with office content
- Fully fenced site with CCTV system
- Unit sizes range between 232 - 465 sq.m (2,497 - 5,005 sq.ft.)
- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available



INDUSTRIAL

Units to Let on flexible terms

SIZES FROM

2,497 - 5,005 sq.ft

232 - 465 sq.m

Over 200 locations throughout the Midlands and the North



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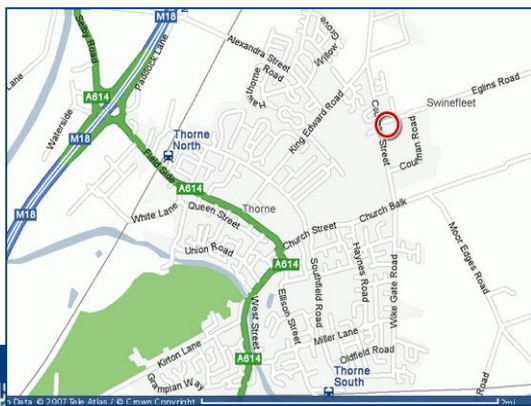
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Location

The industrial estate has a prominent frontage to Coulman Street approximately one mile from Thorne town centre. The property forms part of a greater 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.

Description

The units are configured in a semi-detached format on a fully landscaped site with car parking provision. The estate is fully fenced with lockable gates and benefits from CCTV provision. The buildings have brick elevations under a metal panel 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 excellent workshop facilities with office/administration content and WC facilities.



Specification

- Reinforced Concrete Floors
- Up-and-over loading doors
- 3 phase electricity supply / capability
- WC, hand basin with water heater
- Fully fenced site with CCTV and lockable gates
- Sizes range between 232 - 465 sq.m (2,497 - 5005 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

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