



TO LET

DENABY LANE INDUSTRIAL ESTATE

Coalpit Road, Denaby, South Yorkshire, DN12 4LH

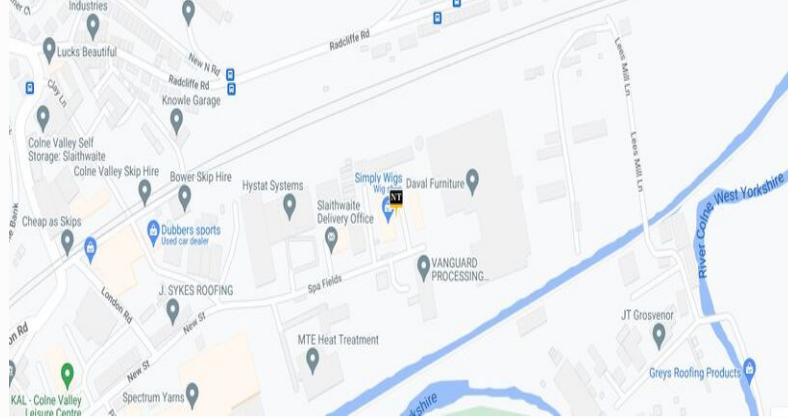


- Established business location
- Secure fenced site with gated access
- Ample car parking provisions
- Shared forecourts with good circulation space
- Larger units benefit from integral office space



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



TRAVEL DISTANCE

	Miles	Mins	Transport
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

DN12
4LH

DESCRIPTION

Denaby Lane Industrial Estate comprises of 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

- Fenced site with gated access
- Mains services including 3 phase electricity
- Steel frame construction
- Loading doors

EPC

Copies of individual certificates available on request.

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. Nearby amenities include the Manor Farm Faye & Square restaurant less than 1 mile away.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING / FURTHER INFO

Please contact us for availability and to arrange a viewing.



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