



Land & Buildings, Wellysye Road, Carcroft Common Industrial Est, Carcroft, Doncaster, DN6 7DU Warehouse/Production/Offices To Let 2,047 sq m (22,035 sq ft) approx



Summary

- Excellent high bay warehouse/production/office unit on secure site
- Gross Internal Floor area of 2047 sq mtrs (22,035 sq ft) approx
- Established Industrial Estate within 2 miles of Jct 38/A1 (M)
- On site parking for 20 vehicles
- Available by way of lease assignment/sub lease
- Immediate availability

Location

The property has a frontage to Welsyke Road, close to its junction with Bentley Moor Lane on the well-regarded Carcroft Common Industrial Estate, which lies approx. five miles to the north west of Doncaster town centre.

The Carcroft Common Industrial Estate is well regarded in a Doncaster context and affords a base to companies of national, regional and local covenant strength.

The property lies within 1 mile of the A19 and 2 miles of Junction 38 of the A1 (M), which provides access to the M18, M1, M180 and M62, linking the major markets of the north/Midlands and the Humberside ports.

Description

The property comprises connected high bay warehouse workshop stores and refurbished office accommodation with fully surfaced yard on a level site of broadly rectangular shape, measuring 0.5 hectares approx.

The warehouse/production space is contained within 2 adjacent buildings of steel frame construction, with external elevations of brick/blockwork and metal cladding panel under pitched and panelled roofs. The larger unit has roller shutter door access to the front and rear, a height to eaves of 8 metres approx. and mezzanine storage areas to the side of the main space. The smaller unit has a height to eaves of 5 metres approx. and is part partitioned by block wall to provide separate spray booth facilities.

The front offices are of brick construction with part cladding panel finish and have recently been refurbished to provide superior open plan and individual offices with ancillary reception, meeting room, kitchen, and WC facilities.

Additional floor area between the offices and the warehouse accommodation provides changing room/locker room facilities with utility space/kitchen and WCs for staff use.

The yard to the front of the property has full tarmac surface finish and affords 20 car parking spaces in perimeter positions.

The main warehouse is fitted with several rolling gantry cranes with lifting capacities from 7.5kg to 10 tonnes. The smaller warehouse has a 2 tonne overhead crane. Both units benefit from Ambi rad overhead heaters.

Accommodation

The accommodation is measured on a Gross Internal Area basis. The property is capable of being sub divided and split on the following basis:

	Sq m	Sq ft
Main High Bay Warehouse	800.64	8,618
Warehouse 2 including spray booth	600.38	6,463
Rear Plant Room	46.26	498
Locker-room/Changing Facilities/Staff Kitchen, Meeting Areas & WC	145.99	1,571
Reception/Meeting Room/Main Offices	331.51	3,569
Mezzanine Floor 1	61.10	658
Mezzanine Floor 2	61.10	658
Total Usable Floor Area	2,046.98	22,035

Planning

The property is suitable for uses falling within Classes B1 (light industrial/business), B2 (industry) and B8 (warehouse/distribution) of the Town & Country Planning (Use Classes) Order 1987.

Terms

The property is available by way of Assignment of our client's Head Lease in the premises expiring on 3rd August 2024 at a passing rent of **£90,000 per annum**. The lease includes Tenant Break Option on 4th August 2023 on a minimum 6 months' notice.

Alternatively, our clients would consider entering into a sub-lease for a term of years to be agreed by negotiation at a rent of **£90,000 per annum** exclusive.

Mains Services

Mains water, drainage gas and a three phase electricity supply are connected to the premises.

Business Rates

We understand the property is included in the 2017 valuation list at a rateable value of £84,500. Please note this figure does not constitute the business rates payable

EPC

A copy of the Certificate and Recommendation Report are available on request.

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Date: **December 2020** File Ref: **14438**



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