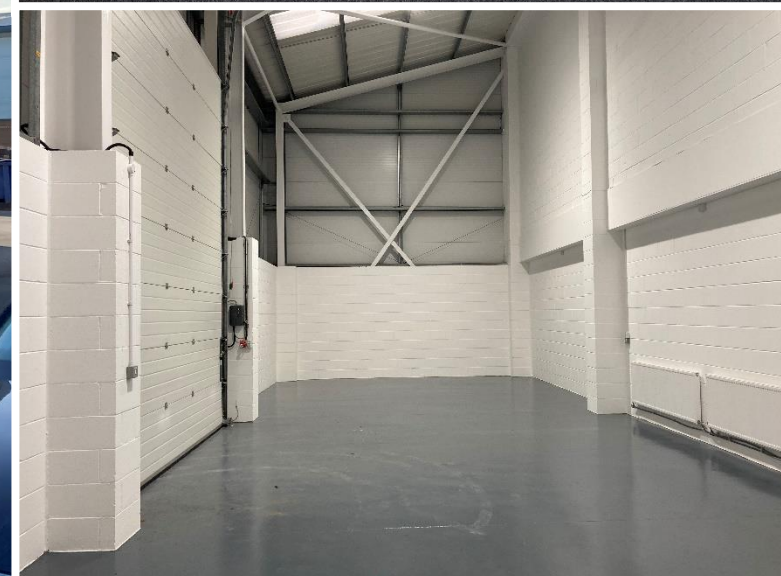




Unit 2, Crompton Road Business Park, Off Wheatley Hall Road, Doncaster, DN2 4PJ
Hybrid Office/Warehouse Unit with secure yard and car parking



Summary

- Fully refurbished hybrid office/warehouse unit with secure rear yard.
- Total useable floor area of 278.76 sq m (3,000 sq ft) approx.
- 13 dedicated car parking spaces.
- Gas fired central heating/passenger lift/electric roller shutter door/suspended ceilings with LED lighting.
- Excellent location off Wheatley Hall Road.

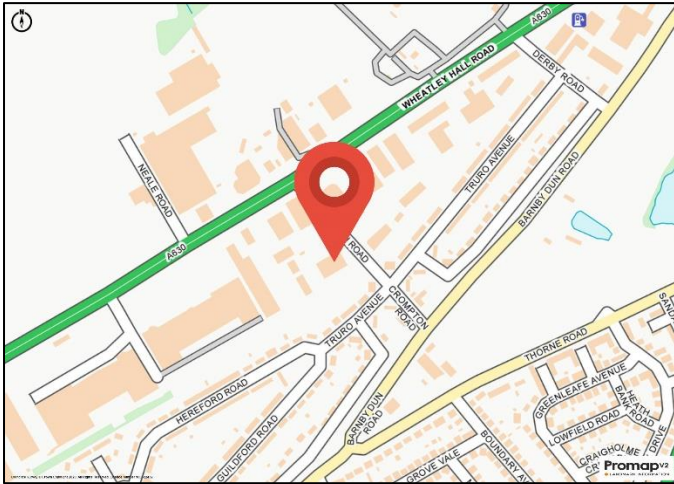
Location

The Crompton Road Business Park has a frontage to the A630 Wheatley Hall dual carriageway, approximately 2 miles to the northeast of Doncaster town centre.

Wheatley Hall Road is the main commercial corridor leading out of the town to the north and provides a base for a variety of retail units/trade counters/car showrooms/fast food outlets.

Junction 4 of the M18 lies approximately 3 miles to the north and affords access to the rest of the region's extensive motorway network.

The Crompton Road Business Park is a six unit scheme with other occupiers including Astrabound, Effective Home and Doncaster Pharmaceuticals.



Description

The property comprises a semi detached two storey hybrid office/warehouse unit, with good sized private yard to the rear and frontage car parking. The building is of single span steel portal frame construction with elevations of block and PVC coated metal cladding panels incorporating aluminium door and window frames under a pitched and panelled roof.

Internally, the ground floor is laid out to provide reception area with male/female/disabled toilet facilities, large open plan office area and rear warehouse with 6.3 metres eaves height. A passenger lift ensures that the building is disability compliant.

The first floor is laid out as an open plan office with ancillary kitchen facilities.

The building has been fully refurbished and is presented in excellent order with specification including suspended ceiling tiles with LED lighting to office areas, full carpet tile coverage, internal security shutters to ground floor windows and skirting level trunking. Heating is by way of a gas fired boiler with full radiator network to all main work areas, including the warehouse.

Externally, the property benefits from 5 car parking spaces to the frontage and a secure yard to the rear which affords open storage opportunities, access to the electric roller shutter door serving the warehouse and an additional 8 car parking spaces.

Accommodation

The property has been measured on a gross Internal Floor Area basis and the following figures are for guidance purpose only:-

	Sq m	Sq ft
Ground Floor		
Reception Area/Offices and WC Facilities	92.96	1,000
Warehouse/Stores	89.75	966
First Floor		
Landing/Offices/Kitchen	96.05	1,034

Terms

The property is available on a new full repairing and insuring Lease for a term of years to be agreed by negotiation.

Rent

The property is offered to rent at £21,000 per annum plus VAT at standard rate.

Business Rates

The property is included in the 2017 Valuation List at a rateable value of £18,250. Please note this figure does not constitute the business rates payable.

Services

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

The mention of any appliances and/or services within these lettings/sales particulars does not imply that they are in full and efficient working order.

EPC

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

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