



**RENT**  
**£16,000**  
(per annum)



**EPC RATING**  
**D**



**Unit 1B, Plumtree Farm Industrial Estate**  
**Plumtree Road, Bircotes, Doncaster, DN11 8EW**

Leasehold | Industrail Unit | 2,497 Sq Ft (232 Sq M)



**TO LET**





## Location

Plumtree Farm Industrial Estate is situated just off the A63 in an established industrial warehouse development, numbering 20 in total.

The estate is located between the market towns of Bawtry and Tickhill and is within easy reach of the surrounding centres of Doncaster to the Northwest and Worksop southeast. The A1 is located within approximately 5 miles of the property, which connected to further road networks including the M18, M1 and M62.



## Description

The property comprises of an end terraced industrial unit of steel portal frame construction with blockwork infills. The property is accessed via a roller shutter door and a pedestrian access door. Internally, the property has a large warehouse space with WC and kitchenette facilities. There is several offices/storage rooms fitted throughout the property including large two storey space to the rear of the unit and smaller office to the front of the unit.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

| Unit | Sq Ft | Sq M |
|------|-------|------|
| 1B   | 2,497 | 232  |



## Amenities



Roller Shutter



Parking



Secure Yard



## Further information

### Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent is £16,000 per annum exclusive.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

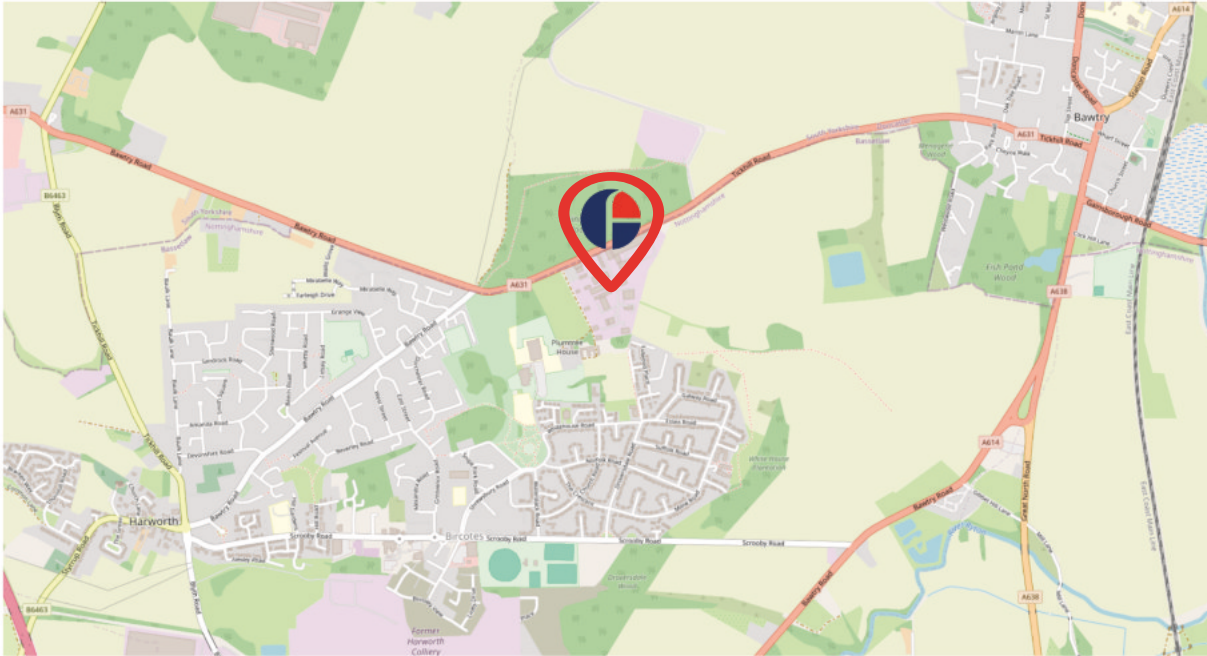
### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

# Unit 1B, Plumtree Farm Industrial Estate, Doncaster



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## Approximate Travel Distances



### Locations

- Retford - 10 miles
- Doncaster - 10 miles
- Worksop - 9.9 miles



### Nearest Station

- Doncaster - 9.7 miles



### Nearest Airport

- Humberside - 48.5 miles



## Viewings



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