



Ogden Road, Shaw Lane Industrial Estate, Doncaster, DN2 4SE

Industrial Unit | 46,111 Sq Ft



TO LET



Location

The Unit is located at the southern end of Ogden Road, adjacent to Shaw Lane and forms part of the Shaw Lane Industrial Estate which is a well established estate, located to the north-east of Doncaster city centre and well-situated to take advantage of road links to the A18 and A630. Junction 4 of the M18 lies approximately 3 miles to the east.



Description

The property comprises a detached warehouse/production unit with ancillary offices and staff facilities.

The warehouse aspect of the building is constructed from steel portal frame with metal sheet clad elevations. There is an additional extension by way of a two storey brick building which provides office and ancillary space including reception/offices/meeting rooms, changing facilities and break out area.

The warehouse benefits from a minimum eaves height of 5.22m and site area of 1.59 acres.

There is a yard area at the front and side of the building.

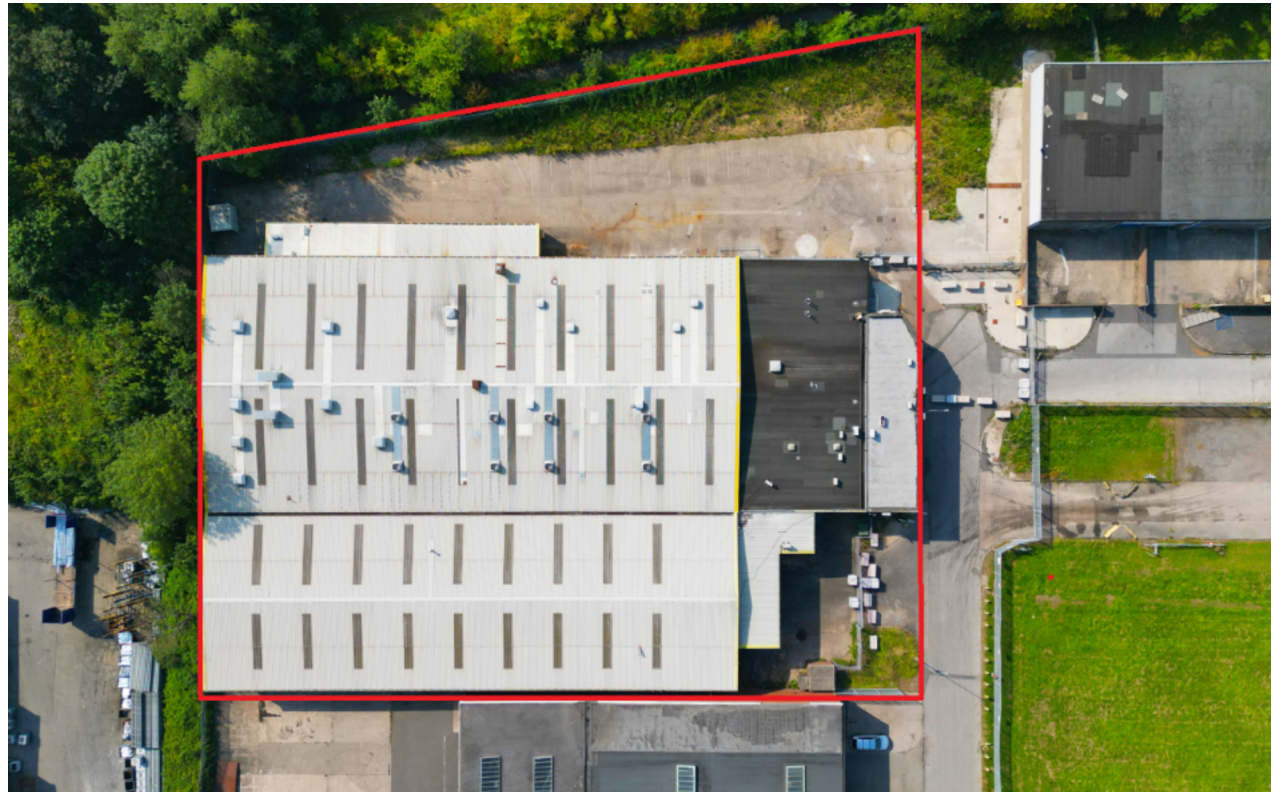
- Suitable for various industrial / storage uses.
- Open plan, flexible warehouse space.



Accommodation

The accommodation has been measured on a Gross Internal Area

| Floor | Sq Ft | Sq M |
|--------------------|---------------|--------------|
| Warehouse | 40,217 | 3,736 |
| Office & Ancillary | 5,894 | 548 |
| Total | 46,111 | 4,284 |





Further information



Terms

The property is available by way of a new lease direct from the landlord.

Rent

£184,000 per annum.

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.

EPC

Energy Performance Rating - D 95.

Fixtures & Fittings

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

Services

The services include 3 phase power, gas and water.

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

Anti Money Laundering

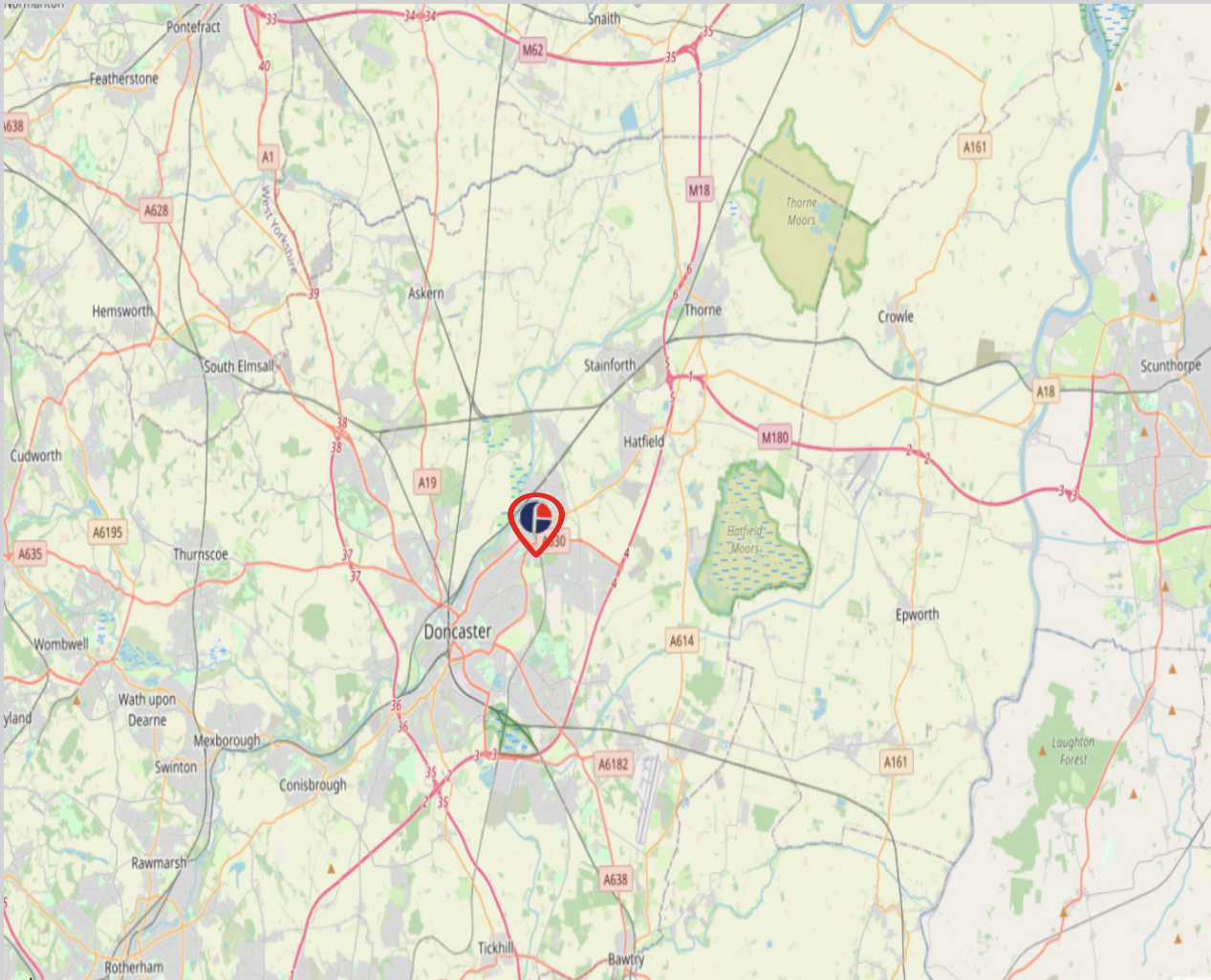
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Viewings

Strictly by appointment with Fisher German agent.



Ogden Road, Doncaster



Approximate Travel Distances



Locations

- J4 - M18 - 3 miles
- J36 of A1 - 3.9 miles
- Leeds - 34 miles



Nearest Station

- Doncaster - 1.5 miles



Nearest Airport

- East Midlands - 62.2 miles



Viewings



Charlie Wood



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Jess Berry



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Particulars dated April 2024. Photographs dated September 2023.

