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Unit 4E

Railway Court, White Rose Way,
Doncaster, DN4 5FB

6,310 SQ FT

NEWLY-REFURBISHED

EPC B RATING

AVAILABLE TO LET

DESCRIPTION

The property comprises a 6,310 SQ FT newly-refurbished light industrial unit, situated within a professionally managed estate.

KEY FEATURES



ELECTRICALLY OPERATED
5.2M HIGH ROLLER
SHUTTER DOOR ACCESS



LED
LIGHTING



ROOFLIGHTS PROVIDE
HIGH LEVELS OF
NATURAL LIGHT



EPC B
RATING



PRIVATE
YARD



6.10M EAVES
HEIGHT



GROUND FLOOR
WELCOME AREA, FIRST
FLOOR OFFICE AND
MEZZANINE



DEMISED
CAR PARKING





1.1 MILLION
PEOPLE WITHIN
A 15 MILE RADIUS



DONCASTER
RAILWAY STATION
1 MILE



what3words

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The property is situated on Railway Court, which is accessed off the A6182 (White Rose Way), providing excellent links to the wider motorway network (particularly to the M61 to the north and M1 to the south) via the A1M and the M18. Doncaster City Centre is just 2 miles north of the site, with a city population of 323,304, and a wider population of 1.1 million people within 15 miles, offering good access to a local work force.



32 MILES
SOUTH EAST
OF LEEDS

RAILWAY
COURT

17 MILES EAST OF
BARNLEY

2 MILES
SOUTH OF
DONCASTER

2.3 MILES TO
JUNCTION 3
OF THE M18

27 MILES NORTH
EAST OF
SHEFFIELD

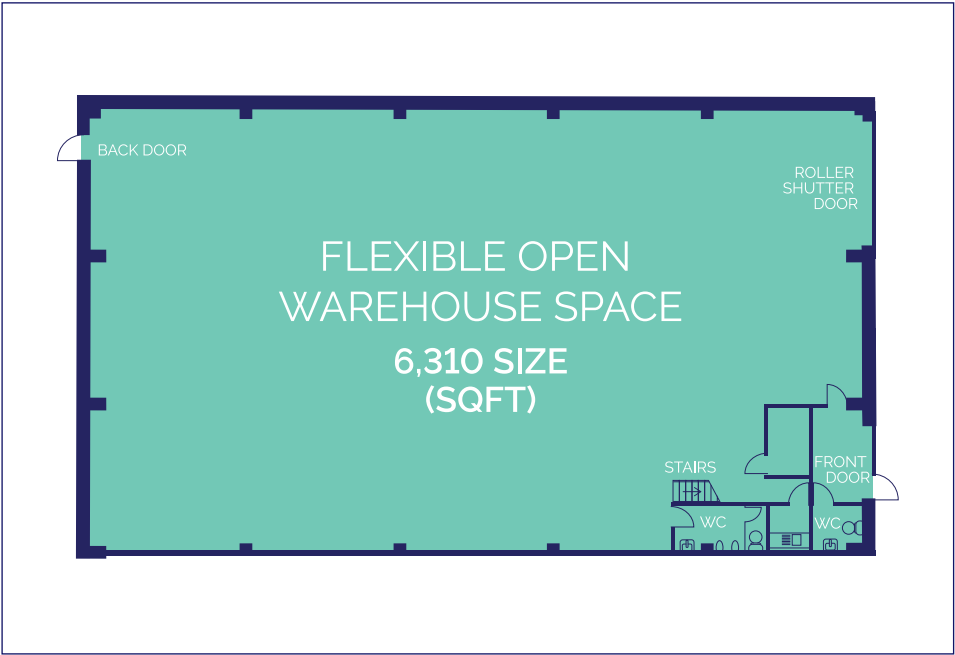
ACCOMMODATION

The total gross internal floor areas are:

	SQ FT	SQ M
GROUND FLOOR	6,030	560
FIRST FLOOR OFFICE	280	26
TOTAL	6,310	586

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

FLOOR PLAN



COST TRANSPARENCY

The table below outlines the rent, insurance and service charge costs associated with the professionally managed estate.

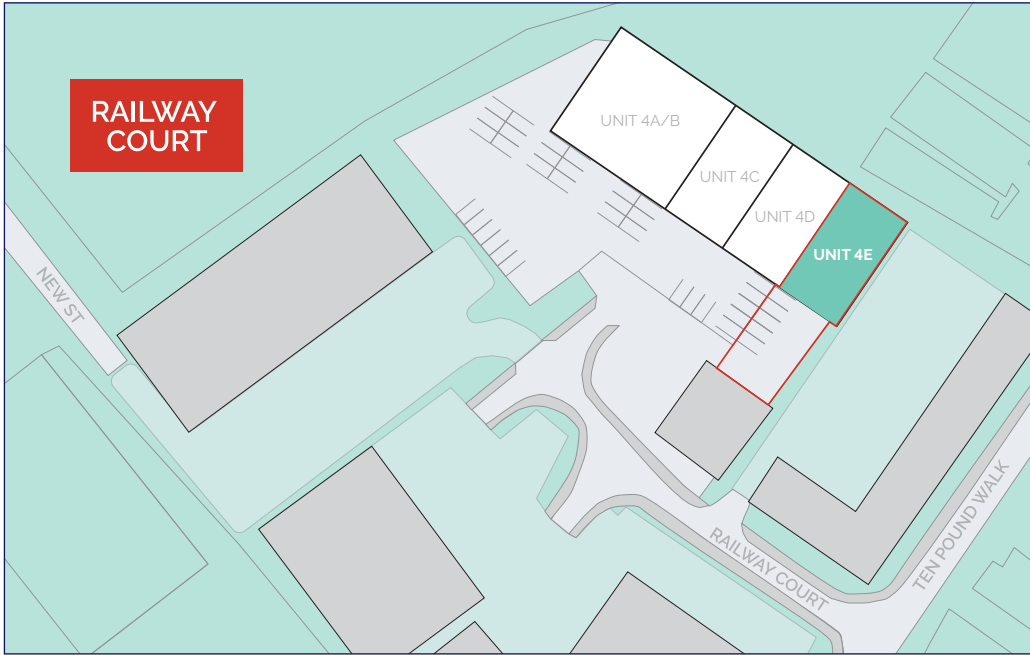
	PER ANNUM	PER MONTH
RENT	£58,500	£4,875
INSURANCE	£1,152	£96
SERVICE CHARGE	£1,500	£125

RATEABLE VALUE

The property has been assessed for uniform business rates with a rateable value of £35,000.

Insurance & service charge is subject to annual review & renewal

ESTATE PLAN





UPSTAIRS OFFICE



WAREHOUSE FLOOR



EXTERNAL VIEW OF UNIT 4E



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About Loop Asset Management:

Loop Asset Management specialises in acquiring, refurbishing and managing existing commercial assets to create flexible, modern and practical workspaces for SMEs.

With 43 workspaces across key growth areas across the United Kingdom. Loop unlocks hidden value in overlooked assets through simplicity and innovation, to create better spaces for people, places and the planet.

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TRANSPARENT
COSTS



SIMPLE
LEASE



PROFESSIONALLY
MANAGED ESTATE

Viewings:

For further information, or to arrange a viewing, contact the agent.



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