

**fisher
german**

Unit at Ogden Road

Shaw Lane Industrial Estate, Doncaster, DN2 4SE

Leasehold
Warehouse / Industrial

46,111 Sq.ft (4,284 Sq.m)



TO LET



Key Information

- 46,111 sq ft unit on 1.59 acre site
- Situated just off main arterial route into town centre and Junction 4 M18
- Loading door access with potential to
- Create additional loading bays
- Secure site and yard
- Min eaves height 5.2m up to 6.8m to the Apex
- Incentives available

Unit at Ogden Road, Shaw Lane Industrial Estate

46,111 Sq.ft (4,284 Sq.m)

Positioned at the end of Ogden Road, the unit occupies a prime location within the well established Shaw Lane Industrial Estate, situated near the A630, Wheatley Hall Road. Nearby occupiers include JD gyms, McDonald's, EG On the Move petrol filling station and several retail parks which house several nationwide operators.

Ogden Road is located to the north of Doncaster city centre, approximately 3.1 miles northeast of the centre, just off both arterial routes into the city centre, ensuring the property is well connected within Doncaster. The property also lies approximately 2.9 miles from Junction 4 of the M18 motorway, which further connects to the M1, A1 (M), M180 and M162.

Description

The property comprises of a detached warehouse and production facility with integrated two storey office and staff accommodation.

The main warehouse is formed from a steel portal frame with metal clad elevations, offering versatile open plan space with a minimum eaves height of 5.22m and maximum of 6.8m at the apex.

The two storey brick extension provides ancillary areas including reception, offices, meeting rooms, changing facilities and a dedicated breakout area.

Situated on a 1.59 acre site, the property benefits from generous yard space to the side and front suitable for loading, storage and or parking. Flexible in layout and use, the unit is well suited for a wide range of uses.



Locations

J4 M18 3 Miles
Sheffield 28.7 miles
Leeds 34 miles

Nearest station

Doncaster 4.5 miles

Nearest airport

Leeds Bradford 48.9 miles

Further information

Asking Price / Rent

£184,000 per annum exclusive reflecting a rent of £3.99 sq ft

Tenure

Leasehold

Lease Terms

The accommodation is available on a new lease, terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

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

Fixtures & Fittings

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

Services

There is 3 phase power, gas and water to the site. 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.

EPC

The EPC rating is D (95)

Service Charge

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

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.

Location

Unit at Ogden Road
Shaw Lane Industrial Estate
Doncaster
DN2 4SE

What3words: ///Daredevil.denote.spin





Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Jess Berry

07816 264496

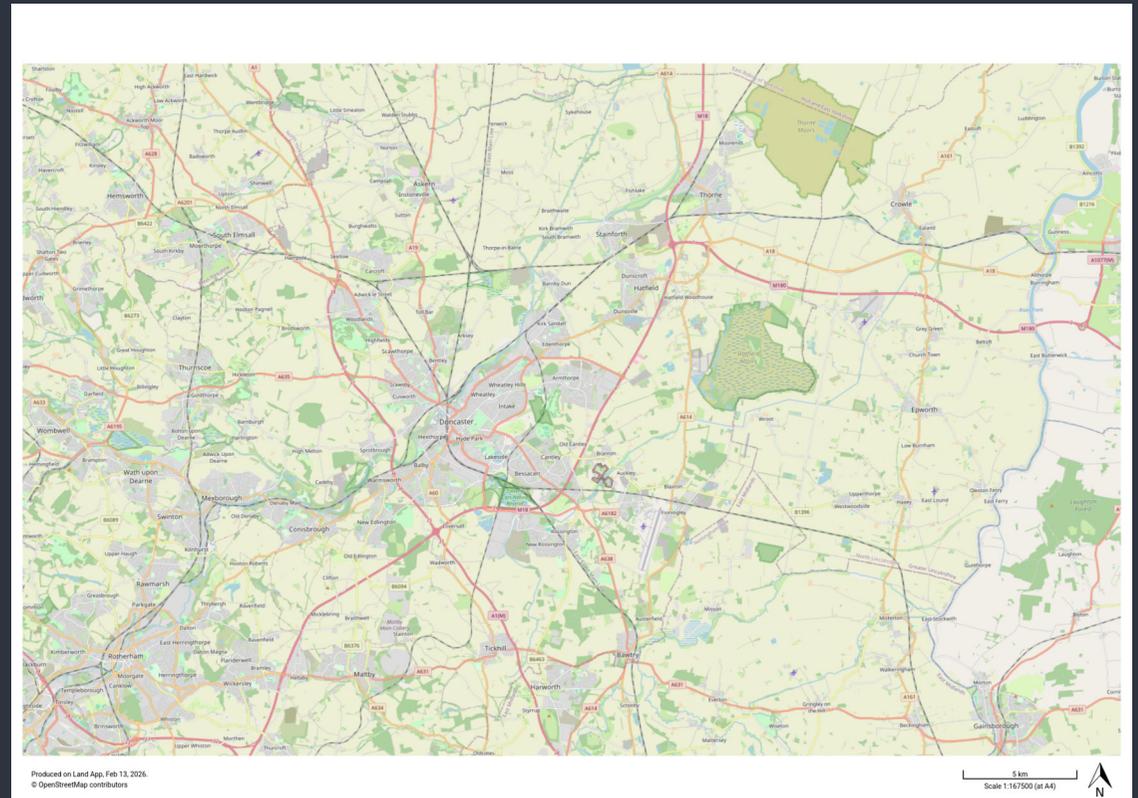
Jess.Berry@fishergerman.co.uk



Miles Youdan

07841 804752

Miles.Youdan@fishergerman.co.uk



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Particulars dated February 2025. Photographs dated September 2023.