



RENT
On Application



Ten Pound Walk, Doncaster, DN4 5HX

Leasehold | Workshop & Offices | 7992 Sq Ft | 0.9 acres



TO LET



Location

The site is located on the popular Ten Pound Walk area of Doncaster which is accessed from White Rose Way and has fantastic road linkage to Junction 3 of the M18, 1.5 miles away, leading onto A1, M180, M1 and M62. The area is popular with logistics and rail occupiers including Volker Rail and Network Rail.



Description

The site has a 1332 sq ft workshop with 6661 sq ft of office space within 0.9 acres of hard surfaced parking/storage. The workshop comprises of a roller shutter door which is linked to a two storey office block. With differing sizes of office and meeting rooms. There is ample parking within a secure yard. The property would suit a range of uses with neighbouring tenants such as Hitachi Rail, Tesco, Volker Rail, B&Q and Network Rail.



Accommodation

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

Floor	Sq Ft	Sq M
Workshop	1332	123.75
Office	6661	618.82
Second	7,993	742.57



Amenities



Roller Shutter Door



Secure Yard



Palisade Fencing



On Application



Secure Yard



Leasehold



Further information

Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

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.

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.

Ten Pound Walk, Doncaster



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Approximate Travel Distances



Locations

- Doncaster - 1.5 miles
- Sheffield - 22.2 miles
- Hull - 50.8 miles



Nearest Station

- Doncaster - 1.2 miles



Nearest Airport

- Humberside - 42.2 miles



Nearest Port

- Hull - 50.6 miles



Viewings



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Particulars dated June 2023 Photographs dated