



Warehouse and Open Storage Site

Tickhill Road, Bawtry, Doncaster, DN11 9HE

Freehold or Leasehold | Warehouse and Open Storage | 8.76 acres



**For Sale /
To Let**



Location

The site is located on the north side of Tickhill Road (A631) and is approximately 1 mile to the east of Bawtry town centre. The established industrial area of Harworth is approximately 1 kilometre away.

The location provides good access and is well placed for taking advantage of the surrounding centres including Sheffield, Doncaster, Worksop and Lincoln. The site has good access to road networks including the A1(M) which lies approximately 2.1 miles to the west and M18 to the north of the property.



Description

The site extends to 8.76 acres and is gated by a 2m high palisade security fence and electric barriers to the entrance.

The site is predominately level, consisting of concrete surface and the remaining being a compacted hard standing surface.

There are two detached industrial buildings within the site.

The larger warehouse building amounts to 27,746 sq ft and has a solid concrete floor, two large doors and a minimum eaves height of 6 metres. The unit would suit a range of industrial and storage uses.

The smaller warehouse building amounts to 3,930 sq ft with solid concrete floor two large roller shutter doors and has a minimum eaves height of 6.81 metres. It is currently used for storage. During the winter months, part of the site pools water to the northern side.

Approximate areas:

Property	Sq Ft / Acres	Sq M / Hectares
Land	8.04	3.25
Building 1	27,746	2,578
Building 2	3,930	365



Amenities



Open Plan Warehouse



Palisade Fence



2 miles from the A1(M)



→ Further information

Rent / For Sale

Price on Application

Lease Terms

A new lease is available direct from the landlord on new terms to be agreed.

EPC

Building 1: B (47)

Building 2: B (48)

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority. Rateable Value £47,500

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 / purchaser 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 / purchaser should satisfy themselves independently as to VAT in respect of this transaction..

Viewings

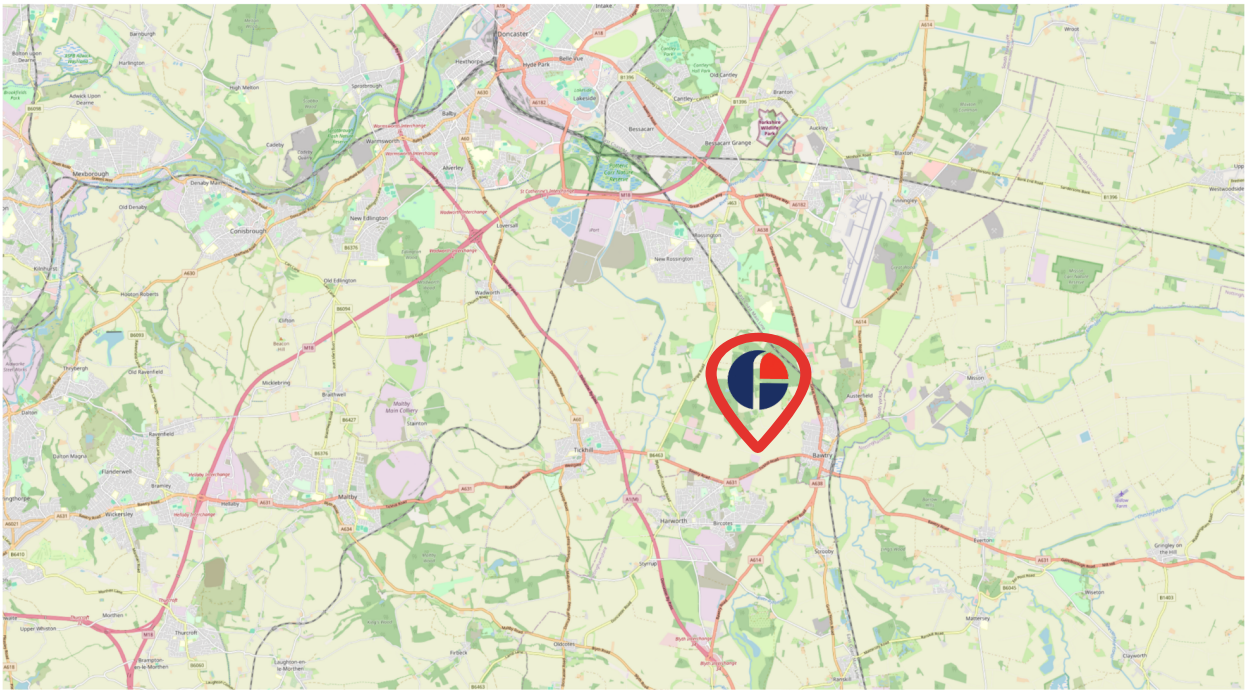
Strictly by prior arrangement with the sole agents.



Land & Buildings, Tickhill Road, Bawtry



• What Three Words - [///fairness.spearhead.stumpy](https://www.what3words.com/lookup/100059532)



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Approximate Travel Distances



Locations

- Doncaster 5 miles
- Sheffield 14 miles
- Rotherham 12 miles



Nearest Station

- Doncaster 5 miles



Nearest Airport

- Humberside Airport 48 miles



Nearest Port

- Hull 56 miles



Viewings



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Particulars dated January 2025. Photographs dated August 2024.