



UNDERGOING  
REFURBISHMENT



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

Leasehold | Warehouse Unit | 2,789 Sq Ft - 11,159 Sq Ft



**TO LET**





## Location

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

Detached and self-contained Industrial/Warehouse unit made up of steel portal frame with brickwork and metal clad elevations.

The unit is currently undergoing some refurbishment and any incoming tenant will be consulted to confirm their fit out requirements.

Externally there is hard standing to the front and side of the property with grass to the rear.

The unit was previously occupied by a single tenant but has services available to 4 separate units and 4 individual roller shutter doors allowing each unit to be occupied individually should this be required.

- 1.24 acre site
- Popular and well established estate
- 4 x roller shutter doors
- Minimum eaves height 4.22 meters
- Secure yard
- Palisade fencing
- 3 Phase power
- Can be split



## Accommodation

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

Floor	Sq Ft	Sq M
Warehouse	11,159	1,036





## Further information

### Tenure

A new lease is available to let on a full repairing and insuring basis on terms to be agreed.

### Price

On Application

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### 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 - D97.

### Legal Costs

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

### Services

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.

### 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.

### Viewings

Strictly by prior arrangement with the sole agents.





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## Particulars dated August 2024. Photographs dated July 2024