

Unit 36, Broomhouse Lane  
Edlington, Doncaster DN12 1EQ

## TO LET - INDUSTRIAL

**3,065 SqFt** (284.74 SqM)

- Modern industrial/warehouses
- High quality space
- Established location
- Rarely available

# TO LET

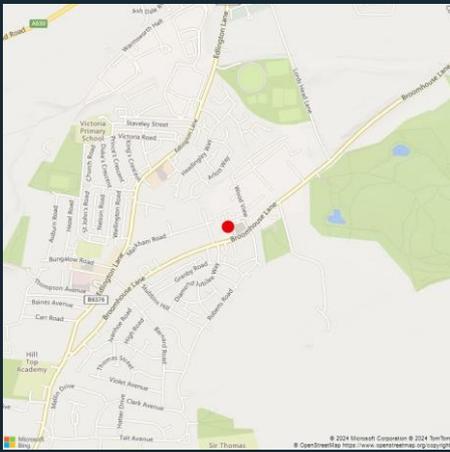


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## LOCATION

Broomhouse Lane Industrial Estate is located just off Broomhouse Lane to the east of New Edlington which lies less than 4 miles to the west of Doncaster town centre.

Motorways are easily accessible via Broomhouse Lane and Edlington Lane with junction 36 of the A1(M) being less than 2 miles to the north.

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

## DESCRIPTION

**\*\*RARELY AVAILABLE TO LET \*\***

The property is part of an estate comprising 11 Modern Industrial Units at Broomhouse Lane Industrial Estate of which only this and one other unit have recently come available. The units are of steel portal frame construction, providing high quality warehouse space, benefit from ground level roller shutter access doors and eaves heights of 5 metres.

Internally the units are predominantly open plan with disabled WC facilities in each and a kitchenette to the rear wall of this.

Externally the estate is landscaped and the units have shared yards to the front for loading and parking.

The property carries an additional Service Charge of £920.00 per year

## RENT

£29,500 per annum

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

## RATING

Tbc

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

<b>Total</b>	<b>3,065 SqFt (284.74 SqM)</b>
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## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

James Humphreys  
Surveyor

D: 01302 304430  
M: 07944 938 254  
E: James.Humphreys@barnsdales.co.uk

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