

NorthCap

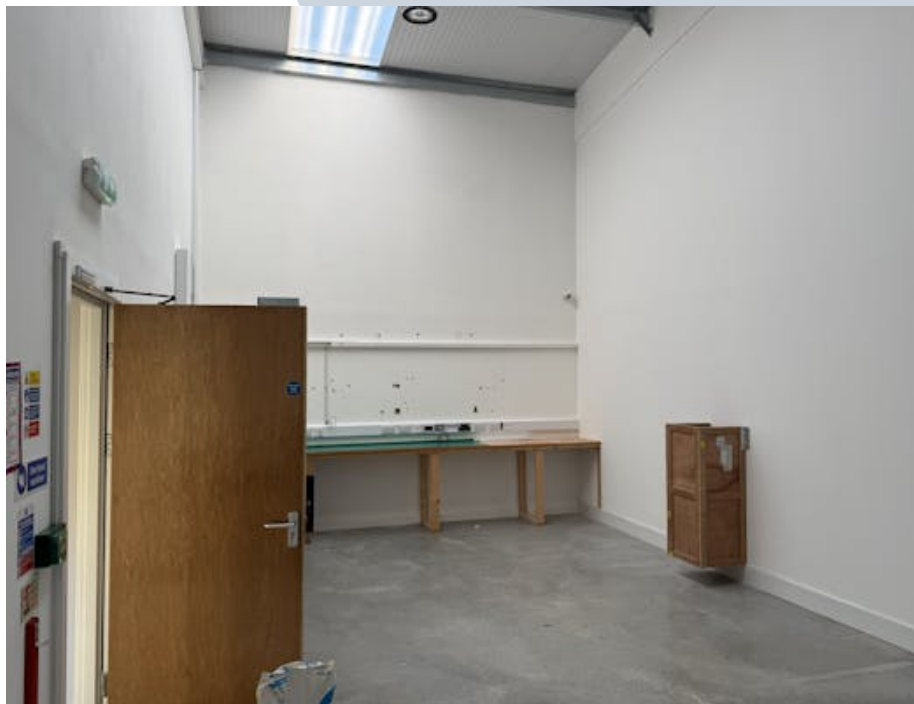
TO LET

1,623 SQ FT (150.78 SQ M)

Modern Industrial Unit with first floor office space

Unit 4 | Avro Park | Doncaster | DN9 3RJ

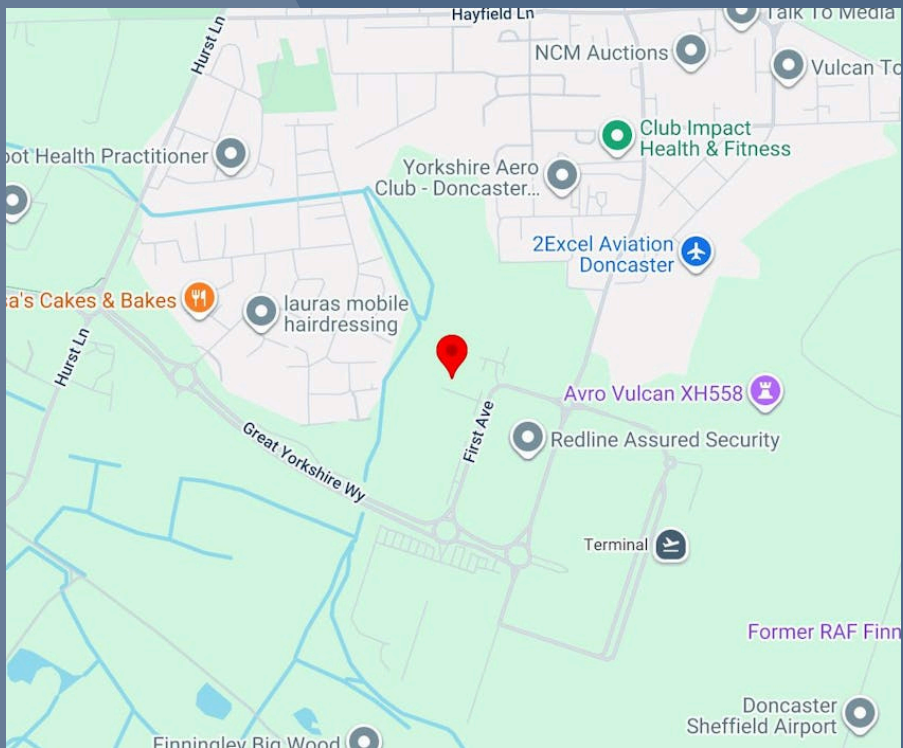
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TO LET

Modern Industrial Unit with first floor office space

- ▶ Modern industrial unit constructed in 2021
- ▶ Available in December 2025
- ▶ Located 1.5 miles from J3 M18 motorway
- ▶ Full height roller shutter door
- ▶ 4m eaves height rising to 5.4m
- ▶ 3 phase electricity supply
- ▶ EV charging point
- ▶ LED Lighting
- ▶ 2 car parking spaces
- ▶ Electric Roller Shutter Door
- ▶ Concrete floor



Avro Park is a modern development of high specification industrial and warehousing units adjacent to the soon to be reopened Doncaster Sheffield Airport. The unit is located approximately 6 miles south of Doncaster City Centre.

The M18 motorway is approximately 1.5 miles distance via the A6182, leading to Junction 3 M18.



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Warehouse - GF	1,250	116.13	Available
1st - First Floor Office	373	34.65	Available
TOTAL	1,623	150.78	



The subject property comprises a modern industrial unit on a new build industrial estate. Unit 4 benefits from a full height roller shutter door leading to a warehouse with LED lighting.

The unit benefits from a high quality ground floor reception/entrance area leading to a first floor office area and meeting room. The ground floor is currently split in to warehouse and office area, the ground floor can be returned back to warehouse should that be required.

Externally there are 2 car parking spaces with the unit, but the ability to park up to 6 vehicles, and a full height roller shutter door. The unit benefits from a shared tarmac yard area with secure paladin fencing and security gate.

To Let - Available December 2025.



Total Parking Spaces: 2



Number Of EV Charging Points: 1



Warehouse Lighting



Kitchenette



Male And Female WCs



Power Cabling

FURTHER INFORMATION



TERMS

The unit is available on new FRI lease terms to be agreed.

FURTHER INFORMATION

For further information, please contact the sole agents Northcap.

VAT

Applicable

BUSINESS RATES

Rateable Value: £7,300

Rates Payable: Qualifies for Small Business Rates relief

SERVICE CHARGE

£1,300 per annum

RENT

£20,250 per annum

CONTACT



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