barnsdales™ GROUP

Industrial, Warehouse, Industrial / Warehouse To Let

£32,000 per annum

4,000 sq ft

Unit 3B, Aviator Court, Doncaster, DN9 3QZ

Modern industrial unit - TO LET

- Industrial / Warehouse Unit
- Quality Business park environment
- Next to Doncaster Sheffield Airport
- Excellent Road Links



www.barnsdales.co.uk

Unit 3B, Aviator Court, Doncaster, DN9 3QZ

Summary
- Rent: £32,000 per annum

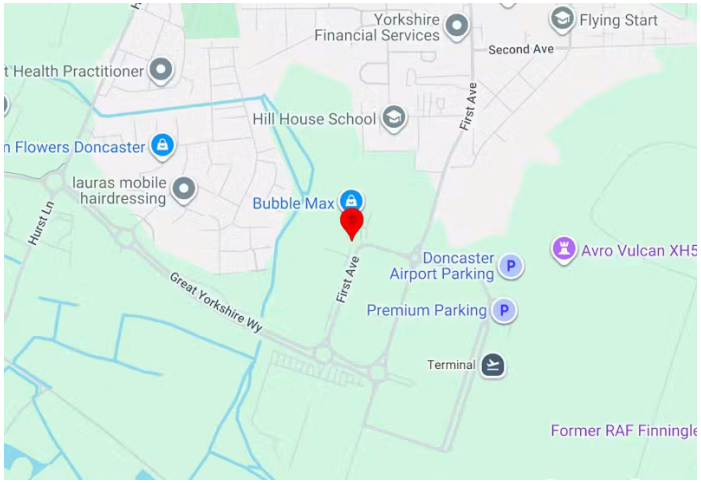
Further information
- View details on our website
- View Microsite

Contact & Viewings

James Humphreys
07944 938 254
james.humphreys@barnsdales.co.uk

Jason Barnsdale MRICS
07836 534040
jason@barnsdales.co.uk

www.barnsdales.co.uk





Description
TO LET - MODERN HIGH-QUALITY INDUSTRIAL/WAREHOUSE UNIT WITH OPEN PLAN WAREHOUSING SPACE IN A PRIME LOCATION NEXT TO DONCASTER SHEFFIELD AIRPORT

DESCRIPTION
- 4,000 Sq Ft
- Open plan space
- Office, kitchenette and W/C in each unit
- Designated parking and circulation areas
- 3 phase electric supply
- Min eaves height of 5.36m
- Max eaves height of 7m
- Established industrial estate
- 24-hour access

Location
Next to Doncaster Sheffield Airport, Aviator Court is accessed off First Avenue, which connects to Great Yorkshire Way (A6182), providing a direct link to Junction 3 of the M18 motorway approximately 1.5 miles.

The intersection at Junction 2 of the M18 Motorway and Junction 35 of the A1(M) is also situated approximately 6 miles to the West. Doncaster City Centre is approximately 6.3 miles to the North West. Some notable local occupiers include LRS Ceramic Tiling, Redline Assured Security and Skanwear.

Viewings
James Humphreys (Surveyor)
DD : 01302 304 430
T : 07944 938 254
E: james.humphreys@barnsdales.co.uk

Rent
£32,000 per annum (£2,667 pcm)

Terms
A new FRI lease will be made available to new tenants. All terms to be discussed and negotiated on application

EPC
Available on request

VAT
VAT will be applicable

Services
Interested parties should make own enquiries into service availability

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

