

TO LET

Modern Single Storey Light Industrial / Warehouse Units
495 ft² (46 m²) – 2,003 ft² (186 m²)

BANKWOOD LANE INDUSTRIAL ESTATE OAKLEAF COURT ROSSINGTON DONCASTER



Property Misdescriptions Act 1991

Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

LOCATION

Bankwood Lane Industrial Estate is located on the edge of the village of Rossington, approximately 6 miles to the south east of Doncaster and 5 miles north-west of Bawtry. Robin Hood Airport is only 6 miles to the east. Rossington is conveniently located for access to all surrounding areas via the M18 and A1M.

BRIEF DESCRIPTION

Bankwood Lane Industrial Estate comprises a development of 11 modern single-storey, light industrial/warehouse units under pitched profile metal sheet roofs. The walls are clad in cavity brick and blockwork with insulated profile metal sheet cladding above. The units enjoy drive-in access via metal sectional up and over doors approx 2.55m wide. Each unit provides an open working area with a single toilet room partitioned off.

ACCOMMODATION

Approximate gross internal floor area:

Unit No.		ft ²	m ²
1A	LET	1,510	140.30
1B	LET	1,496	138.99
1C	LET	2,003	186.10
2A		1,001	93.00
2B		495	46.00
2C		495	46.00
2D	LET	998	92.70
3A		753	70.00
3B		754	70.00
3C		504	46.80
3D		1,001	93.00

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

SERVICES

All mains services are available on the Estate and are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

RATING ASSESSMENT

Unit No.	Rateable Value
1A	£6,000
1B	£5,900
1C	£7,500
2A	£6,000
2B	£6,000
2C	£2,400
2D	£4,300
3A	£3,350
3B	£3,350
3C	£2,325
3D	£4,250

TERMS

Each unit is available by way of a new lease for a term to be agreed at the following rentals, which are inclusive of service charge.

Unit No.	Weekly Rental
1A	LET
1B	LET
1C	LET
2A	£105.00
2B	£50.00
2C	£50.00
2D	LET
3A	£80.00
3B	£80.00
3C	£55.00
3D	£105.00

VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Joint Agents, Burgess Commercial on 01709 721706 or Carter Towler on 01132 451447.

PROPERTY MISDESCRIPTIONS ACT 1991

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by sonic tape and we would suggest that purchasers satisfy themselves as to their accuracy prior to purchase or lease.