

## TO LET

Modern Industrial Unit

### UNIT 5B DENABY LANE INDUSTRIAL ESTATE COALPIT ROAD DENABY SOUTH YORKSHIRE



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

The Industrial Estate is situated on Coalpit Road in the Dearne Valley area of South Yorkshire, situated midway between Barnsley, Doncaster and Rotherham. The Estate forms part of a larger industrial area, and is well signposted from the A6023 Doncaster Road.

## BRIEF DESCRIPTION

Unit 5a comprises an end of terrace unit of steel frame construction with brick / block infill walling, power float concrete floor, steel profile roofing and cladding and roller shutter doors. The unit benefits from W.C facilities, a kitchenette, and usual steel roller shutter door access.

## ACCOMMODATION

Approximate gross internal floor areas:

	ft <sup>2</sup>	m <sup>2</sup>
Unit 5b	2,002	185.99
<b>Total</b>	<b>2,002</b>	<b>185.99</b>

## 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.

## RATING ASSESSMENT

Please consult the Local Authority to confirm the rates payable relating to any particular unit.

## SERVICES

Mains gas, electricity, water and drainage 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.

## PLANNING

The units are suitable for uses falling within Class B2. We would recommend all enquiries be made with the Planning Department of Doncaster Metropolitan Borough Council concerning any alternative use.

## TERMS

The unit is available by way of a new lease for a flexible term at £750.00 / month.

For further details please contact the Joint Sole Agents, Burgess Commercial on 01709 721706 or Whittle Jones on 0113 245 6787.

## 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 Joint Sole Agents, Burgess Commercial on 01709 721706 or Whittle Jones on 0113 245 6787.

## 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.