

TO LET

Modern Industrial Units
From 5,006 ft² (465.07 m²) – 7,467 ft² (693.71 m²)

BINDER INDUSTRIAL PARK ELAND ROAD DENABY 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

Binder Industrial Park is a modern, self-contained development being situated off Eland Road and close to its junction with Coalpit Road in Denaby. The development forms part of a larger industrial area. The districts of Mexborough and Denaby Main are situated close by, with the towns of Doncaster and Rotherham being within a twenty minute drive.

BRIEF DESCRIPTION

The development provides modern, self-contained industrial accommodation with a variety of unit sizes built, being situated within a secure, gated estate. The units are of portal frame construction with brick and block elevations together with modern profiled steel cladding. There are translucent roof panels providing natural lighting, and trailer-height roller shutter doors to the frontage from a surfaced driveway. Dedicated car parking is available immediately to the forecourt of each unit.

ACCOMMODATION

Approximate gross internal floor area:

Unit	ft ²	m ²
9	7,467	693.71
10	5,006	465.07

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

Whilst we have not had sight of any title documentation we are given to understand the following Rateable Value's apply. Please note these figures do not constitute the rates payable:

Unit	Rateable Value
9	£20,500
10	£15,000

SERVICES

Mains 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

We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any proposed uses.

TERMS

The premises are available by way of a new lease for a term to be agreed, with flexible terms and competitive rentals available. For further details please contact the sole agents.

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 Agents, Burgess Commercial on 01709 721706.

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.