

## TO LET

Modern Industrial Unit  
4,084 ft<sup>2</sup> (379.42 m<sup>2</sup>)

**UNIT 2  
GLOBE COURT  
COALPIT ROAD  
DENABY MAIN  
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

Globe Court is an industrial development situated on the east side of Coal Pit Lane forming part of the popular Denaby Industrial Estate in the Dearne Valley Enterprise Zone situated approximately 6 miles west of Doncaster and 6 miles east of Rotherham but benefiting from easy access to Junction 36 of the A1(M) and Junctions 35 & 36 of the M1 motorway.

## BRIEF DESCRIPTION

Globe Court comprises two terraces of industrial units each providing a variety of industrial accommodation together with office and W.C. facilities. Unit 2 benefits from a large roller shutter access door to the workshop area together with separate personnel door to the office area. The offices benefit from electric storage heaters together with fitted lighting and laminated flooring with the workshop area benefitting from high bay sodium lighting. Externally car parking spaces will be allocated to the front of each unit together with ample yard areas of circulation and servicing, all within a secure fenced yard area with gated access from Coal Pit Road.

## ACCOMMODATION

Approximate gross internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Warehouse – 79'2 x 51'7	4,084	379.42

## 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 property has a Rateable Value of £13,250 and is listed as 'Workshop & Premises'.

## 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.

## TERMS

The property is available by way of a new lease for a term and rental to be agreed with incentives available.

## VAT

VAT at the current rate will be levied on rental.

## 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.