



Unit 1 Thorn Lane, Long Sandall, Doncaster, DN2 4FD
For Sale – Warehouse with Offices and Service Yard
Warehouse / Offices - 370.42 sq m (3,987 sq ft) approx.
Site area – 0.24 ha (0.60 acres) approx.



Location

The property has a prominent frontage to Thorn Lane to the edge of the Kirk Sandall Industrial Estate adjacent to a substantial Network Rail depot. Thorn Lane provides easy access to Barnby Dun Road and the city's ring road network.

Doncaster city centre lies approx. 4 miles to the south, with largely dual carriageway access along Wheatley Hall Road. Junction 4 of the M18 is a journey distance of 4 miles approx. and opens up the rest of the region's extensive motorway network.

Description

The property comprises a refurbished warehouse with offices and good size service yard on a triangular shaped site measuring 0.6 acres approx.

The main workshop unit is of steel frame construction, with metal cladding panel elevations under a pitched and panelled roof with translucent sections. The height to eaves is 4.85 metres approx. Vehicular and loading access is via electrically operated roller shutter door.

Modular office buildings are adjacent to the workshop comprising 2 storey good quality office and administration facilities and WC.

The whole property has been refurbished to a modern standard and includes the following improvements.

- Fully rewired
- New insulated roof and guttering to whole
- New cladding to front of building
- Both office and canteen fully refurbished including data cabling, rewiring, new kitchens, and lighting.
- New alarm system
- LED lighting throughout warehouse

Externally the property benefits from a substantial resurfaced service yard with a concrete/tarmac surface finish, security boom access, flood lighting and CCTV coverage all enclosed by secure steel palisade fencing to the perimeter with digital access security system.

Summary

- Warehouse with offices, store and service yard
- Site area 0.60 acres approx
- Usable floor area 370.42 sq m / 3,987 sq ft approx.
- Fully refurbished property
- Three phase electricity power supply
- Electric roller shutter door
- 4.85 m eaves height
- Well secured site with palisade perimeter fencing
- Established commercial location
- Excellent access to the city ring road network and Junction 4 of the M18
- Freehold

Accommodation

The accommodation has been measured on a Gross Internal Floor Area basis and the following figures are provided for guidance purposes only:

	Sq m	Sq ft
Warehouse	316.18	3,403
Ground floor welfare/kitchen/WC	27.12	292
First Floor Offices	27.12	292
Total	370.42	3,987
Site Area	0.60 acres	

Terms

The property is available on a freehold interest with full vacant possession on completion.

Price

£500,000 exclusive.

Business Rates

We understand that the property is included in the 2023 Valuation List at a rateable value of £21,750.

Please note, this figure does not constitute the business rates payable.

Services

We understand that mains water, drainage and three phase electricity supplies are connected to the premises.

The mention of any appliances and/or services within these sale particulars do not imply that they are in full and efficient working order.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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AML

The successful Purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering Regulations when a Notice of Sale has been agreed.

Contacts

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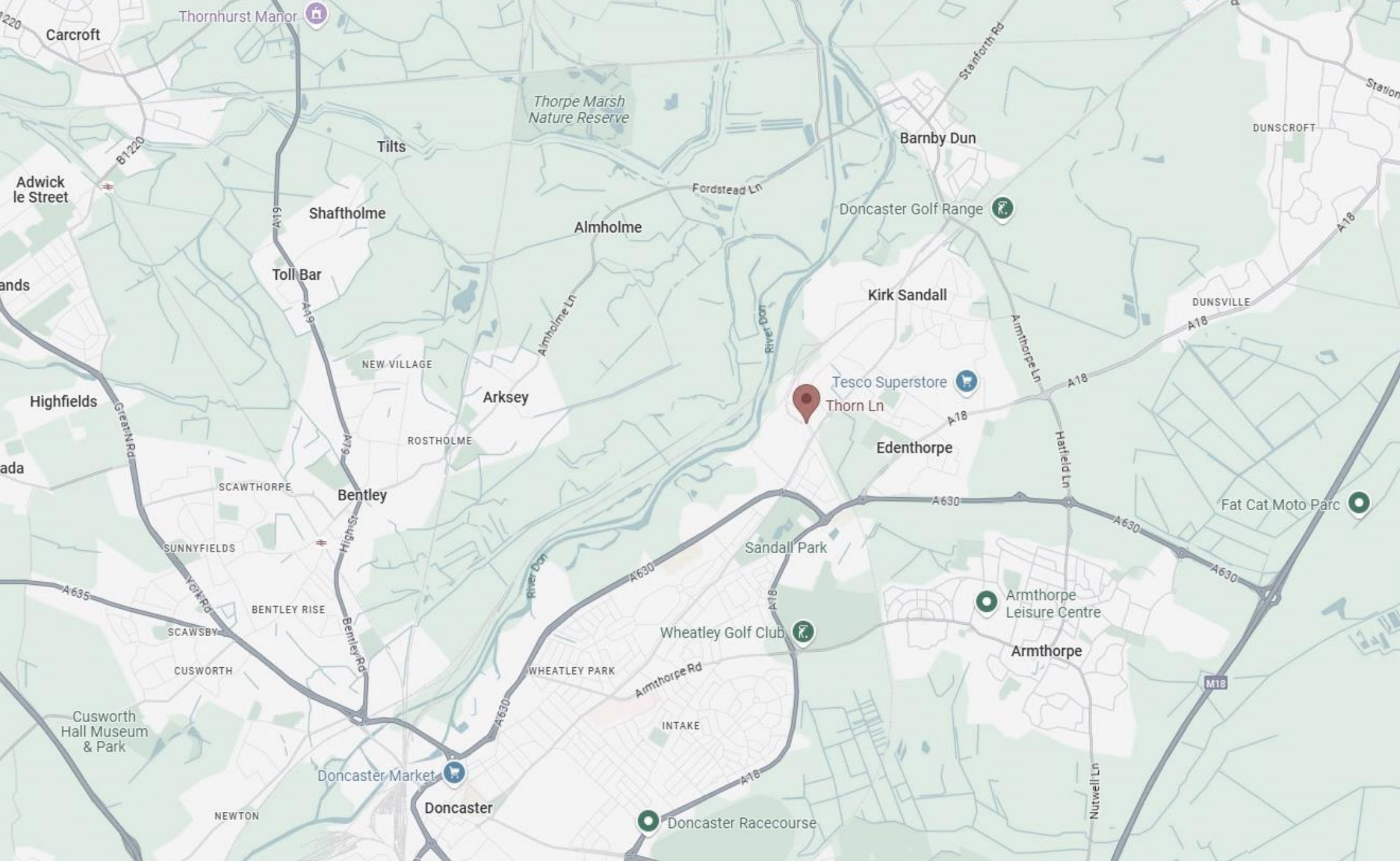


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