

Windmill Lane

Norton, Doncaster DN6 9AT

2,750 SqFt (255.48 SqM)

- Good quality industrial/warehouse space
- Offices and workshop/storage space
- Convenient location
- Large shared yard/parking area

TO LET



RICS

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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is located at Windmill Farm at the end of Windmill Lane in Norton, a village approximately 8 miles to the north of Doncaster almost directly between the A1(M) to the west and A19 to the east.

From the property's location Doncaster can be reached in under 20 minutes and from here the major motorways are easily accessible.

DESCRIPTION

The property comprises an industrial warehouse with office space workshop, and storage accommodation located on a farm near Norton.

The unit has an eaves height of over 4 metres, a roller shutter and pedestrian entrance door to the front elevation. To the side is a sliding door entrance to some workshop or storage space and towards the rear of the unit, also accessed from the side is a decent quality office space with kitchen facilities.

Externally there is a shared yard/parking area to the front and there could be further space available to the rear subject to negotiation.

RENT

£13,500 per annum

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned for the property and will be available as soon as possible.

RATING

The adopted rateable value is to be assessed.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Warehouse	1,727 SqFt (160.45 SqM)
Office	509 SqFt (47.31 SqM)
Workshop/stores	514 SqFt (47.76 SqM)
Total	2,750 SqFt (255.48 SqM)



INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Craig Goody MRICS
Barnsdales - Chartered Surveyors
Tel: 01302 308 182
craig@barnsdales.co.uk

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01302 323 453

www.barnsdales.co.uk

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