



**Units at Binder Industrial Estate**  
Denaby Main, Doncaster, DN12 4HA



# TO LET – Units at Binder Industrial Estate, Denaby Main, Doncaster, DN12 4HA



**Binder Industrial Estate, Denaby Main, Doncaster**



The property comprises a number of vacant self contained industrial units on an established industrial estate. With good accessibility to Doncaster and the regional motorway network.

## Summary:

- Well located with good access to the regions motorway network
- Variety of different sized industrial units
- Office/workshop space with each unit
- Well presented light industrial units
- Available immediately
- Some units may qualify for 100% small business rates relief



## Key features



Industrial Units



To Let



Gross Internal Area - from 183.70 Sq M to 566.43 Sq M  
(1,977 Sq Ft to 6,096 Sq Ft)



EPC rating - Ranging from B (44) to C (52)



Rateable Value - from £7,900 to £19,500



Potential for Rates Relief



Guide Rent - from £12,000 to £30,000



# Variety of Industrial Units available

## Location

The units are located on Binder Industrial Estate part of Denaby Main, a town 8 miles from Doncaster town centre.

Doncaster is a large market town in the UK with a local authority population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on the east coast mainline with more than 60 trains running through everyday and benefits from excellent road links via the M1, A1 and M18.

## Description

The vacant properties comprise 5 self contained terraced industrial units of steel portal frame construction beneath a sheet roof, with lighting afforded by inset translucent light panels, and each unit benefiting from an electric roller shutter door.

Each unit benefits from a solid concrete floor, and the ground floor accommodation is broadly open plan industrial/workshop space, with a small element of office/meeting rooms and staff facilities within the floor area.

## Accommodation & Asking Rents

Accommodation	Sq M	Sq Ft	Asking Rent
Unit 1	275.79	2,969	£17000
Unit 3	183.7	1,977	£12000
Unit 4	377	4,058	£22000
Unit 10	GF 464.34 FF 102.09 Total 566.43	GF 4,998 FF 1,098 Total 6,096	£30000
Unit 11	366.05	3,940	£21500

## Tenure

Various units are available to let immediately by way of new lease, on effective full repairing and insuring terms to be agreed, however a minimum term of three years is envisaged. Please contact the agent for further information.

## Business rates

The rateable value for the units are as follows:

Unit 1	Rate Listing
Unit 1	£11250
Unit 3	£7900
Unit 4	£15500
Unit 10	£19250
Unit 11	£15000

## Services

Mains water, drainage and electricity are understood to be connected to the property. We must stress that none of these services have been checked or tested.

## Fixtures and fittings

Any fixtures and fittings not expressly mentioned in the confines of these particulars are excluded from the letting.

## VAT

All prices quoted are exclusive of, but may be subject to VAT.

## Viewings

Strictly by prior arrangement with Fisher German or the joint agents Ryden:



Tel : 0113 243 6777





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**Please note:** Fisher German LLP and any Joint Agents give notice that:

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