



PROPERTY CONSULTANTS

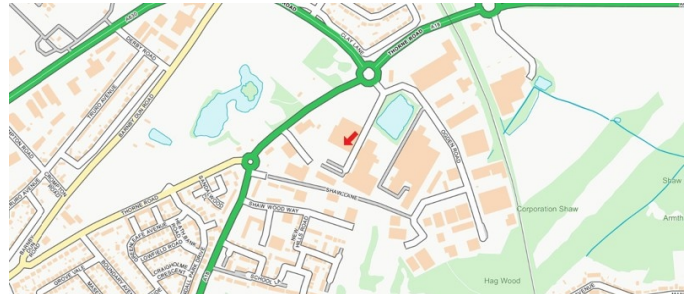
**TO LET**

Unit 3  
Ogden Road  
Doncaster  
South Yorkshire  
DN2 4SQ



## Warehouse / Industrial Premises 34,120 Sq Ft (3,169.75 Sq M)

- Flexible terms considered
- Excellent access to Junction 4 of the M18 Motorway
- Vehicle loading via 2 ground and 2 dock level doors
- Generous secure yard with the ability to extend further



## Location

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The property is strategically situated on the established and popular Shaw Lane Industrial Estate which is equidistant from both Doncaster Town Centre and Junction 4 of the M18 Motorway, circa 3 miles to the south west and south east respectively.

The building itself is accessed off Ogden Road and leads directly to Junction 4 of the M18 Motorway via the A18 and A630.

## Description

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The property comprises a self-contained warehouse / industrial building with the benefit of the following specification;

- Vehicle loading via 2 ground and 2 dock level doors
- Generous secure yard with the ability to extend further
- Good quality ancillary office and welfare facilities
- Secure site with perimeter palisade fencing

## Accommodation

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| Accommodation | Sq. m    | Sq. ft |
|---------------|----------|--------|
| Warehouse     | 3,169.75 | 34,120 |

## EPC

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A copy of the EPC certificates and reports are available on request.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Terms

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The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

## Viewings

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For further information or to arrange a viewing please contact;

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Agency | Building Surveying and Project Management | Investment | Lease Advisory and Asset Management