



FOR SALE OR TO LET

**PROMINENT INDUSTRIAL TRADE COUNTER UNIT
5,000 SQFT - CAN BE EXTENDED TO 8,000 SQFT**

2C Herons Way, Balby Carr, Doncaster, DN4 8WA



- ◆◆ IMMEDIATELY AVAILABLE
- ◆◆ CLOSE TO B&Q RETAIL WAREHOUSE, MERCEDES TRUCK CENTRE, JUPITER OFFICE PARK AND WRIGHT BUSINESS PARK
- ◆◆ 0.4 ACRE PLOT
- ◆◆ EXCELLENT MOTORWAY ACCESS - JUNCTION 3 M18 & A1(M)



Location

Situated with good frontage to Balby Carr Bank, this industrial unit offers high visibility in a very good location. Balby lies to the west of Doncaster town centre and provides good access to the M18 Junction 3 and A1(M) and subsequently M62 and M1.

Nearby occupiers include CRH Fencing, Tile Depot, B & Q Retail Warehouse and Mercedes Truck Centre.

Description

The property comprises a terraced unit being of steel portal frame construction with brick and block lower walls and profile sheet clad upper elevations to an eaves height of 7.75 meters and surmounted by a pitched open span profile sheet clad roof cover.

The unit benefits from an up and over commercial vehicle access and internally there is an Office and Disabled W.C.

There is a secure yard with good turning and storage area. The property can be extended.

Accommodation

The property is located on a site totaling 0.4 acres, and comprises the following:

Element	Size (sqm)	Size (sqft)
Warehouse	449.73	4841
Office	15.14	163
Total	464.85	5,004

Leasehold

The property is available on a new lease for a term in multiple of 3 years, with a commencing rent at £29,500 per annum exclusive of all other outgoings.

Freehold

The property is available on a freehold basis with an asking price of £350,000 (three hundred and fifty thousand pounds).

Planning

TBC

VAT

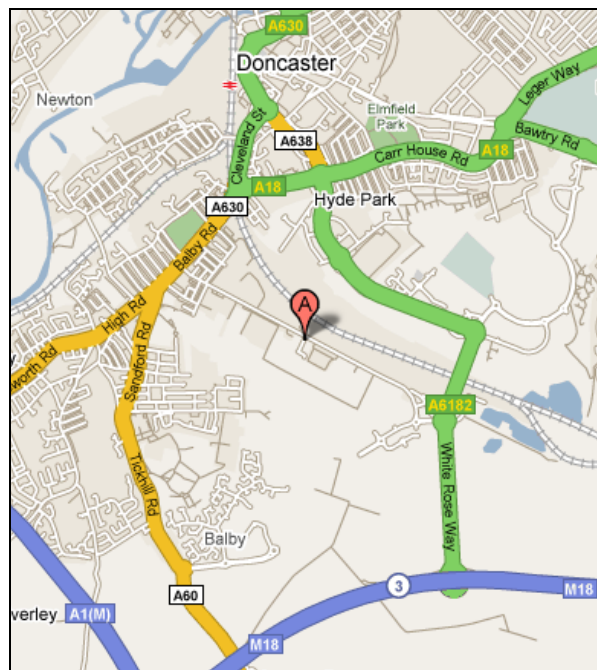
Value added tax will be payable in any transaction at the subsisting rate.

Costs

The ingoing tenant or purchaser will responsible for the landlords reasonable legal and professional costs incurred in this transaction.

Rates

We are advised by the valuation office agency that the property have a rateable value of £23,750, making rates payable to the occupier of £9,832.50 (10/11).



All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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Ref: 1940

Misrepresentation Act 1967 and property Misdescriptions Act 1991. These details are provided only as a general guide to the property being offered on behalf of clients and remain subject to Contract and lease. The details herein should not be relied upon without survey, inspection and independent measurement. Nobody in the employ of LWE Ltd has the authority whatsoever to warrant information contained herein.