



Site Plan

The Development comprises of 24 business units being constructed in two phases. Each unit will have warehousing accommodation with roller shutter access, separate staff access, kitchen and WC facilities plus ample car parking.

The units will have fitted security systems that can be monitored if required and on site refuse skips are provided.

Unit Specification

The scheme provides industrial business units ranging in size from 1385sq. ft. (128.72sq. m) up to 12400sq ft. (1152.40sq.m)

Each Unit is built using high quality modern materials and are finished part brick and part steel sheeting with high insulation levels. All lighting provided will be low energy.

Each unit is supplied with a 3phase electricity supply.



For viewing contact the letting agents:

Yukon Estates LLP
01302 725419



Adwick
business park



Adwick business park

An exciting new development within easy reach of all South Yorkshire motorway networks, featuring:

- 24 brand new high specification business units
- Office, kitchen and WC facilities
- 3 phase power
- Ample car parking
- Vehicle wash down
- Secure monitored gated site with CCTV
- Individual unit security systems
- Secretarial services
- Meeting room

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Specification

- Units are supplied single storey but are capable of accepting mezzanine floors in parts.
- Floors are level power floated concrete.
- All windows and doors are electric roller shutter protected
- Goods entrance is fitted with electric roller shutter door.
- Internal walls are plastered. WC and kitchens have vinyl flooring and office area is carpet tiled.
- Units all have a minimum of 2 car parking spaces.

In brief

This unique business Park offers 24 high quality industrial units in a secure site with ample parking.

Adwick Business Park is strategically located on the North side of Doncaster within 3 miles of the A1 Junction No. J38 giving it easy access to all major motorway networks, 8 miles from M62, 10 miles from M18 and within easy reach

of major towns and cities such as Leeds, Wakefield, Rotherham, Sheffield, Hull and of course Doncaster.

Specifically designed to appeal to businesses that seek development and growth in a clean, secure, modern environment.

There are few if any business park developments in and around Doncaster offering such high spec units in this size range so close to the motorway networks. Adwick Business Park developers understand the requirements of today's small businesses and as such offer on site, secretarial services, modern meeting room with projector and refreshments for those important meetings. The whole site promotes professionalism in a modern environment.

The site will be Landscaped and protected by a perimeter security fence, card access to all gates, CCTV camera system centrally monitored and individual unit security systems to each unit which can also be monitored if required.

Rents

Range from £3.75 per square ft subject to status and covenant.

Terms

The premises are available on a FRI leasehold basis. The tenant will have the option to agree to an "easy in easy out" lease or a more favourable lease if required.

Rates

All parties are to make their own enquiries with Doncaster Metropolitan Borough Council.

Planning

The units have the benefit of B1 and B2 planning use under the Town and Country Planning Act.

VAT

Value added tax will be payable on the rent, maintenance charge and all other outgoings under the lease agreement.

Costs

Both parties will be responsible for their own legal and professional costs except on an easy in and easy out basis.