

TO LET



**FORMER BUILDERS MERCHANTS, COULMAN
ROAD, THORNE, DONCASTER, DN8 5JU**

- Industrial / Warehouse Unit
- 1,161.76 Sq M (12,505 Sq Ft) on 0.87 ac
- Large Private Tarmac Yard
- Close to J6 of the M18
- Available by Sublease

Location

Coulman Road is a well established location 1 mile north of Thorne. Junction 6 of the M18 is 2 miles west and Junction 35 of the M62 is 6 miles north.

The estate itself comprises a number of regional occupiers including Hallum Castings, The Real Yorkshire Pudding Company and Info Display.

Description

The property comprises a detached premises of steel portal frame construction benefitting from 5.2m eaves to haunch, 3 x loading doors, large private secure yard providing lots of parking, outdoor storage and circulation space.

The site extends to 0.87 acres with a low site density of only 29%.

Accommodation

Total GIA: 1,161.76 Sq M (12,505 Sq Ft)

Includes mezzanine areas of: 268.639 Sq M (2892 Sq Ft)

Lease Terms

Available by way of sublease on terms to be agreed.

Rent

Rent is available upon application – please contact the agent.

Business Rates

The rateable value is £49,250. Please note this is not the Rates Payable.

EPC

Rating: C (60)

Services

Mains services including 3 phase electricity are connected.

Anti Money Laundering

Tenants will have to supply information to comply with Anti Money Laundering regulations.

VAT

VAT is payable on the rent.

Viewings

By appointment – please get in touch with the Sole Agent.

Contact

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