

(On the instruction of Moorgarth Group)

RETAIL WAREHOUSE OPPORTUNITY

SHAW LANE/OGDEN ROAD/ THORNE ROAD DONCASTER



(Architects Perspective)

PLANNING

The property has a mixed use planning permission including a retail element currently for 13,000 sq ft of electrical use, granted by way of a Certificate of Lawful Use. It is proposed that an application will be made to extend the retail use, though this is expected to be restricted to bulky uses

TENURE

Units are available in flexible sizes, on new 15 year full repairing and insuring leases with 5 yearly upward only rent reviews. Rent on application.

LOCATION

The property is located at the busy A18/ A630 roundabout fronting Thorne Road Retail Park with Dunelm, B&M and McDonalds Drive Thru. The location is easily accessed via Junctions 3 & 4 of the M18 Motorway and is close to the busy retail warehouse corridor along Wheatley Hall Road.

DESCRIPTION

The property is of a traditional portal frame construction and subject to the agreement of suitable terms will be refurbished and reclad to incorporate a new retail frontage and entrance features. The building is capable of flexible subdivision and can be combined with the rear warehouse an ancillary office accommodation. The property currently comprises:

Accommodation	Area sq ft
Ground floor retail	13,007
Ground floor warehouse/workshop	30,992
Ground floor offices	12,577
First floor offices	7,499
TOTAL	64,075

* Substantial car parking can be made available

VAT

All figures are quoted exclusive of VAT, if applicable.

INSPECTIONS AND FURTHER INFORMATION

Viewing strictly by prior arrangement - contact

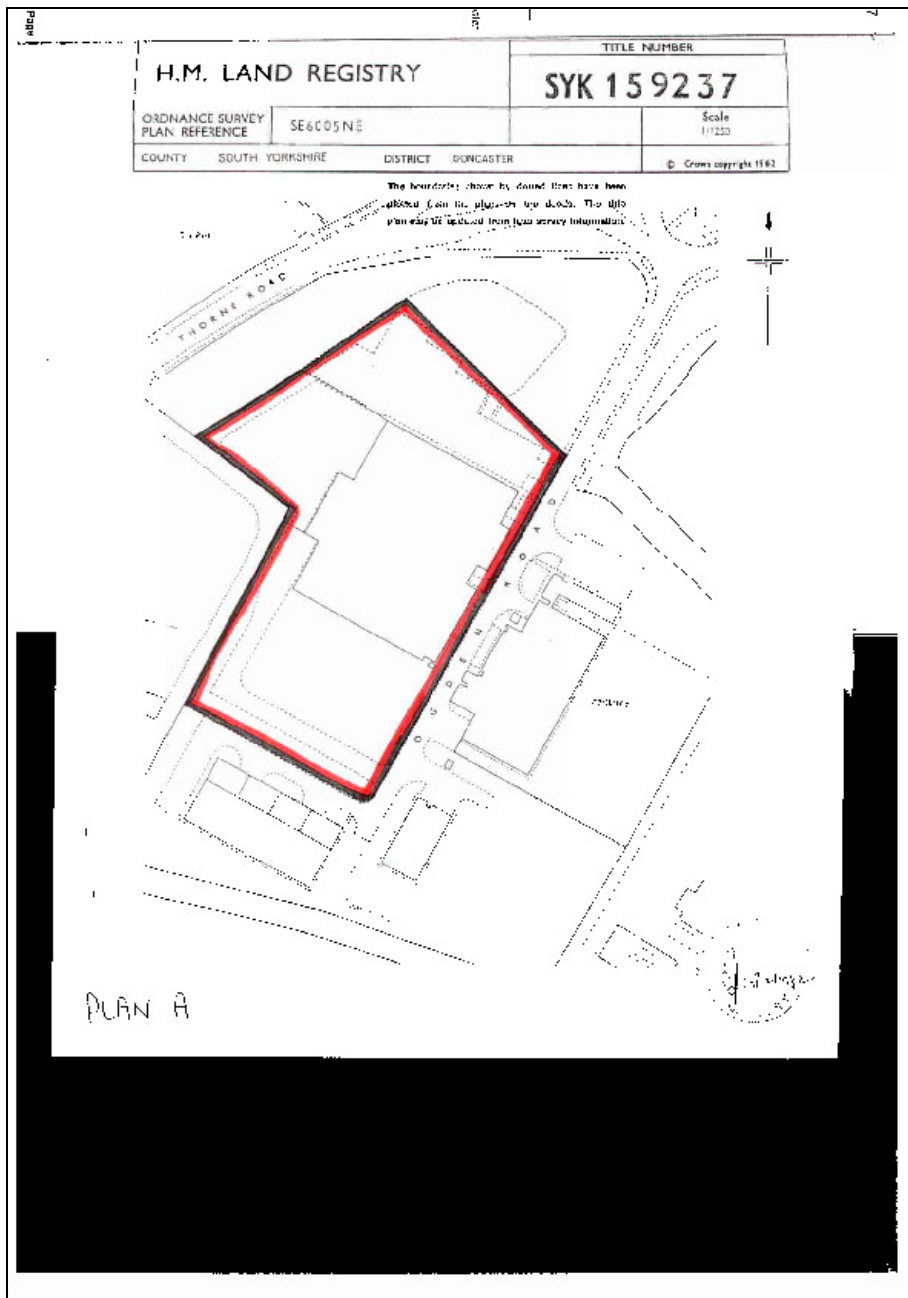
Michael Pudney
- 0113 3444444 / 07747 008 449
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Or via our joint agents
Twenty Retail (Sue Harrison)
- 020 7198 8883 / 07850 586 581

SUBJECT TO CONTRACT

Details prepared 15/01/09

SITE PLAN



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