



## Unit 3, Broomhouse Lane Industrial Estate, Broomhouse Lane, Edlington, Doncaster, DN12 1EQ

Industrial / Industrial / Warehouse To Let, Doncaster

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,300 sq ft / 120.77 sq m
<b>Rent</b>	£11,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- New development of 3 x industrial units
- Available early 2026
- Easy access to A1

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## Description

**\*\*RARELY AVAILABLE TO LET - REFURBISHED UNIT\*\***

The property is part of an estate comprising a mix Modern Industrial Units at Broomhouse Lane Industrial Estate.

The unit is of brick and steel frame construction, providing high quality warehouse space a benefits from ground level roller shutter access door with a 3m height.

Internally the unit is are predominantly open plan with an off shoot providing a small office and external toilet block. The unit also benefits a private secure yard with full unit height brick walls and secure steel gates.

The property carries an additional Service Charge of 15% ontop of the annual rent.

## Location

Broomhouse Lane Industrial Estate is located just off Broomhouse Lane to the east of New Edlington which lies less than 4 miles to the west of Doncaster town centre.

Motorways are easily accessible via Broomhouse Lane and Edlington Lane with junction 36 of the A1(M) being less than 2 miles to the north.

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

## Viewings

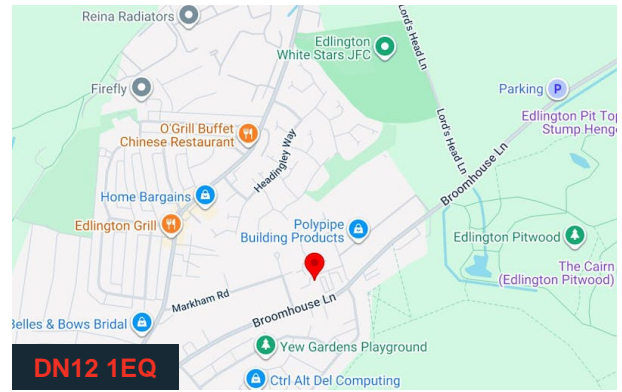
Viewings strictly by prior appointment with the agents:

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## Viewing & Further Information



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