

Now Fully Re-Furbished Available - To Let

Industrial Unit / Warehouse / Offices / + Secure Yard Options



Unit 1b, Green Tree Warehousing, Tudworth Road, Hatfield, Doncaster, South Yorkshire, DN7 6HD

4,390 sq. ft (408 sq. m)

- Prime Location Bespoke Unit, excellent access to Motorway network via J.1 / M180
- Excellent access from main A18/614 trunk road plus located at business park site entrance
- Secure / Manned site, CCTV 24/7, fully addressable alarmed (Fire & Security)
- Segregated Staff / Customer Parking
- Range of additional value-adding services from multi-user complex including option for Super-Fast Fibre 100Mbps (Data / VOIP)

Phone: +44 (0)1302 840334

www.greentree.uk.com

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MAP

Location: ~1/2 mile from J1/M180 with excellent links via M18 (J5) to M62, A1, M1 etc
This prime location Unit just within main Gate 2 entrance benefits from access off Main A18/A614 Trunk Road with quick, delay free Motorway access with excellent links.

Net Internal Area: 4,390sq/ft (408 sq/M) – may split subject to your requirements and requested term of lease

Property Type: Industrial / Commercial Warehouse Unit c/w fully refurbished Offices

External Area / Parking: Segregated customer / staff vehicle parking within secure (fully alarmed CCTV & manned) compound

Terms: Fully Repairing and Insuring (FRI) Lease – prices and full details available upon application

Legal Costs: Each party responsible for their own legal costs in relation to this transaction





General Specification / Benefits:



Natural Lighting / Heat Retention – via 'LPC approved' Kingspan Insulated roof and apex cladding

Heating – via Oil fired, thermostatically & timer controlled Thermobile / Reznor system

Electrical – 3 Phase / Single Phase; Recent fixed installations re-wire certificated / retested to NICEIC standard

Security:- via *24 hour manned site / latest 24hr CCTV, multi-user monitored zone security alarm system – proactively managed – endorsed by insurance Companies & Customers alike.

Fire Detection:- fully addressable C-Tec XFP panel fully maintained & Dual-Com linked

Identification:- Unit 1b benefits from excellent sized and positioned signage (building and roadside)

Optional Services:- Aside from specified property maintenance & management provision, a range of cost-effective / value-added services are also available from Green Tree's main 3PL warehousing operation (separate and optional to site management / landlord role) – avoiding the requirement for excess staffing, including forklift truck & associated operations, industrial cleaning (floors and equipment), excess warehouse area provision, pick, pack & ship, contract packing, etc

Should you choose to take up on any of our services / handling options – outside of lease agreement – you may do so – on occasion at short notice.

Further site related details can be found on our website www.greentree.uk.com or contact Mr. R. Camplejohn on (01302) 840334 for further assistance, or e-mail: enquiries@greentree.uk.com

Important Notice

Green Tree (Warehousing) Ltd would like to draw attention to all brochure readers: a) The above information is intended for potential tenants. They are intended to give a fair overall description of the property, but are not intended to constitute part of any offer or contract. b) Any information included within the brochure is given in good faith but should not be relied upon