



**(Former) Lodge Engineering, Queen's Court
Industrial Estate, Bentley, Doncaster DN5 9QH**

Freehold £425,000

FOR SALE

Industrial Warehouse(s) / complex

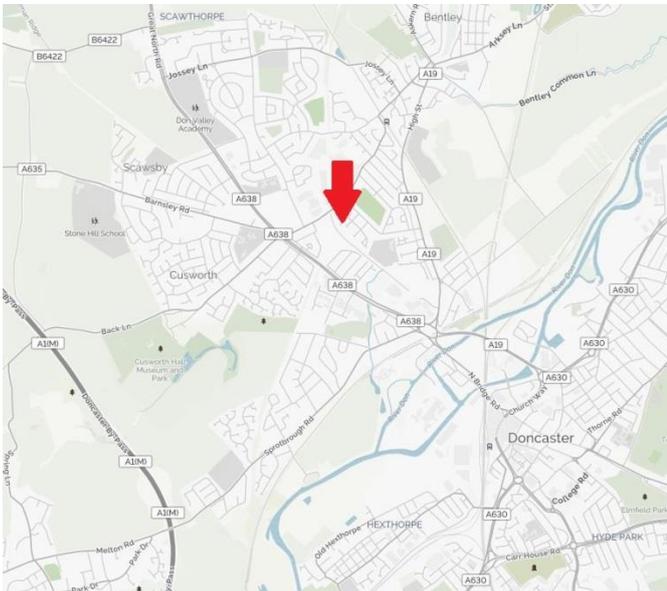
9,832 sq ft (913.39 sq m)

- Industrial complex
- Secure yard area
- Rare freehold opportunity
- Potential to redevelop/divide

LOCATION

The property is located on Cross Gate accessed from Queen's Drive which links with Watch House Lane, in Bentley. The property's location is less than 1.5 miles to the north of Doncaster town centre and conveniently located for access to the A638 York Road, and A19 Bentley Road.

Doncaster is located in South Yorkshire approximately 20 miles to the north east of Sheffield, 28 miles south east of Leeds and 25 miles west of Hull. The town benefits from excellent road communications being close to the A1, M18, M1 and M62 motorways.



DESCRIPTION

The site comprises a number of industrial/warehouse units some of which are interlinked, around a secure private yard.

There is a large unit of 4.8 metre eaves height with office content to the front and side which has direct access to Cross Gate and also access in to the private yard at the side. Along the side are another three attached units one of which is open sided.

Within the yard are a further three warehouse units of varying sizes as detailed below.

The site area is 0.50 acres.

INSPECTIONS & FURTHER INFORMATION

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

Craig Goody MRICS

Barnsdales - Chartered Surveyors

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ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.

VALUATION SERVICES

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.



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If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.



ACCOMMODATION

Unit 1 - 4,882 sq ft (453.59 sq m)

Attached unit(s)

Unit 2 - 1,045 sq ft (97.13 sq m)

Unit 3 - 314 sq ft (29.20 sq m)

Unit 4 - 338 sq ft (31.37 sq m)

Unit 5 - 2,327 sq ft (216.16 sq m)

Unit 6 - 463 sq ft (43.06 sq m)

Unit 7 - 462 sq ft (42.96 sq m)

Total - 9,832 sq ft (913.47 sq m)

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

RATING

The adopted rateable value is £21,500.

AVAILABILITY

Freehold £425,000

SUBJECT TO CONTRACT

VALUE ADDED TAX (VAT)

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ANTI MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photo card driving licence or passport and a recent utility bill.

FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

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**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in this transaction.



**Disclaimer**

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.