



TO LET

DONCASTER – CENTURION RETAIL PARK

York Road DN5 9TP
Upto 22,000 sq ft Available

**RETAIL
WAREHOUSE UNIT**



0151 242 3000
masonowen.com

- Up to 22,000 sq ft Available at ground floor
- Existing Mezzanine floor of c. 11,000 sq ft
- PureGym and American Golf Opening Shortly
- Extensive rear service area/yard
- Retail Park occupiers include Home Bargains (adjacent), Pets at Home, Food Warehouse & McDonalds.
- Premises benefit from Class E use consent
- Adjacent to Morrisons Supermarket and PFS

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Areas

Accommodation	Sq Ft	Sq M
Ground Floor	22,000	2,044
Mezzanine c.	11,000	1,022

Tenure

Available by way of a new lease for a term of years to be agreed.

Rent

£250,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

EPC

C69

Legal Costs

Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

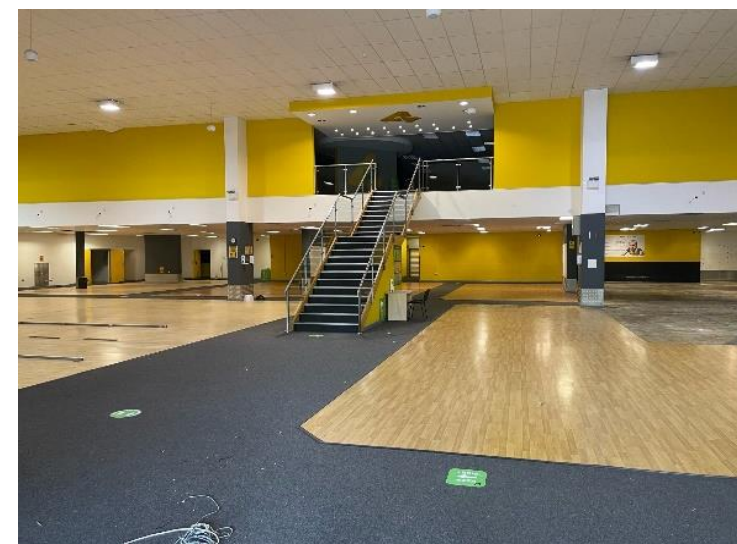
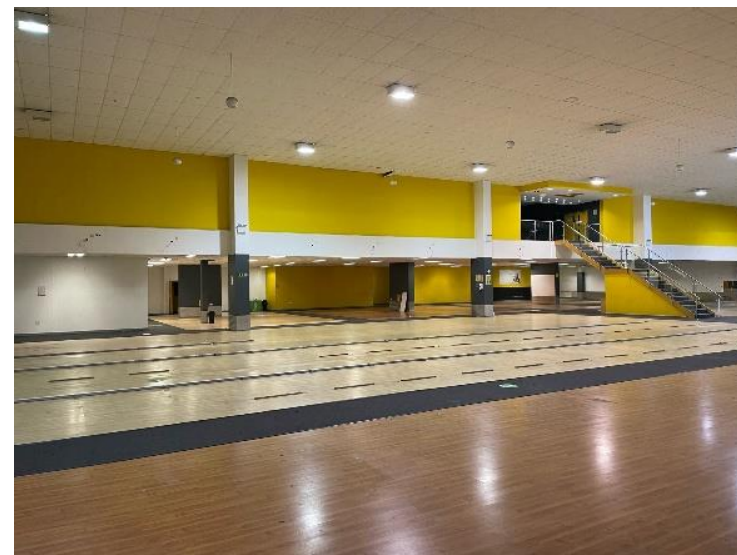
Please be aware of the RICS Code for Leasing Business Premises which can be found on:

https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

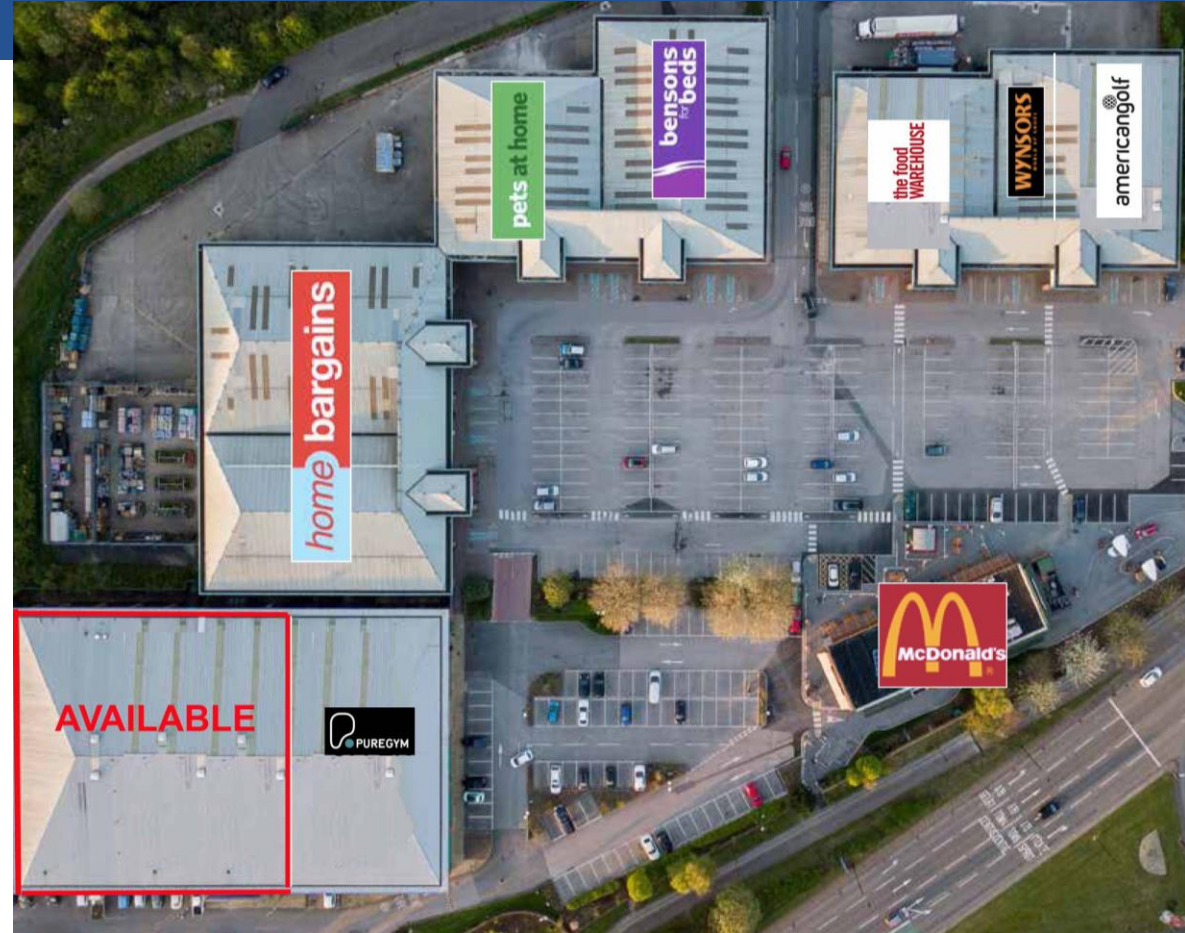
We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



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Viewing

Strictly through the retained agents:

Peter Burke - 07798 576790
peter.burke@masonowen.com

