



**WORKSHOP/STORAGE UNIT AND SECURE YARD**

**TO LET**

**UNIT 1 MARTINS COMMON, BAWTRY, DONCASTER, DN10 6DB**

**£600 PCM**

- Secluded rural storage/workshop unit & yard
- Unit approx. 2,980 Sq. ft. (275 Sq.m).
- Yard approx. 5,365 Sq. ft. (500 Sq.m).
- Water & 3 phase Electricity connections
- Flexible Terms Available
- Flexible use ideal for rural business as workshop or storage

## **INTRODUCTION**

Rural location at Martins Common, Martins Lane, Bawtry, Doncaster. To the Northwest of Bawtry. Good access to Doncaster, the A1(M) and other major roads. The unit is accessible from Martin Lane out of Bawtry.

## **DESCRIPTION**

A secure yard featuring a spacious commercial unit, accessible through a secure sheet metal gate. Block and render walls with sheet roofing. Sheet metal and pedestrian doors.

Concrete floors with drainage channel.

Good size yard is mostly concrete. Hardstanding with blockwall and fenced boundaries with mature leylandii hedging.

## **FLOOR AREAS**

|      | <b>Sq.ft.</b> | <b>Sq. m.</b> |
|------|---------------|---------------|
| Unit | 2,980         | 275           |
| Yard | 5,365         | 500           |

Measurements are approximate.

## **TERM**

Flexible terms available.

The site (Unit & Yard) is to be Let as a whole.

## **BUSINESS RATES & UTILITIES**

Registering for Business Rates will be the Tenant's responsibility.

The Tenant will be responsible for utilities either through individual or sub-metered supplies.

## **VAT**

VAT is not payable on the rent.

## **VIEWING**

Strictly by appointment only, through Managing Agents: -

Jas Martin & Co.  
1 Flavian Road  
Lincoln  
LN2 4GR

Tel: 01522 510234

Email: [mailbox@jasmartin.co.uk](mailto:mailbox@jasmartin.co.uk)



# Unit 1 Martins Common

**JAS. MARTIN & CO.**  
Chartered Surveyors Land Agents & Valuers

