

337PROPERTIES.CO.UK

OLYMPUS BUSINESS PARK

HAYFIELD LANE, FINNINGLEY

12 x LIGHT INDUSTRIAL UNITS

FROM 1,291 SQ. FT TO 1,615 SQ FT. AVAILABLE SPRING 2024 FOR SALE/RENT



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The logo for 337 Properties Ltd, featuring the number '337' in a bold, yellow, sans-serif font. The numbers are contained within a dark blue square frame that has a white border and a small white square in the top-left corner, resembling a stylized '3' or a specific architectural element.

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A 3D architectural rendering of a modern industrial park. The scene shows several large, dark grey industrial buildings with flat roofs and large roll-up doors. The buildings are arranged around a central paved parking area with yellow parking lines. Several cars and a van are parked in the lot. In the foreground, there is a row of trees with yellow autumn foliage. The sky is a clear, light blue. The overall style is clean and professional, typical of a real estate marketing presentation.

12 PREMIUM INDUSTRIAL UNITS/WORKSHOPS

**SIZES FROM 120 SQ M (1,291 SQ FT)
TO 150 SQ M (1,615 SQ FT)**

AVAILABLE TO RENT OR PURCHASE

UNITS READY SPRING 2024



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OLYMPUS BUSINESS PARK

- The new units will provide modern light industrial space with roller shutter doors, glazed front entrance and optional mezzanine floor.
- Mezzanine at 25%, 50% or 75% of floor area.
- The units will have tarmac/concrete service yards and allocated car parking
- Disabled parking and cycle storage facilities will be available on the site.
- The buildings will be of duo pitched steel frame construction, with a mixture of full height factory finished steel cladding, using trapezoidal profiles.
- The roof is to be a factory finished metal cladding system, complete with angled fascia's and soffits.
- The buildings will be fully insulated to meet today's design standards.

OLYMPUS BUSINESS PARK

PLANNING

Planning has been granted by Doncaster Metropolitan Borough Council for a scheme of 12 Units for light industrial purpose. Planning Ref 21/03634/FULM

TERMS

Units are for sale by way of a 250 year long leasehold (virtual freehold), subject to an annual ground rent.

An estate charge will be payable to ensure upkeep and maintenance of common areas and provision of shared services.

PRICE

Price available from 337 Properties Ltd.
VAT is payable



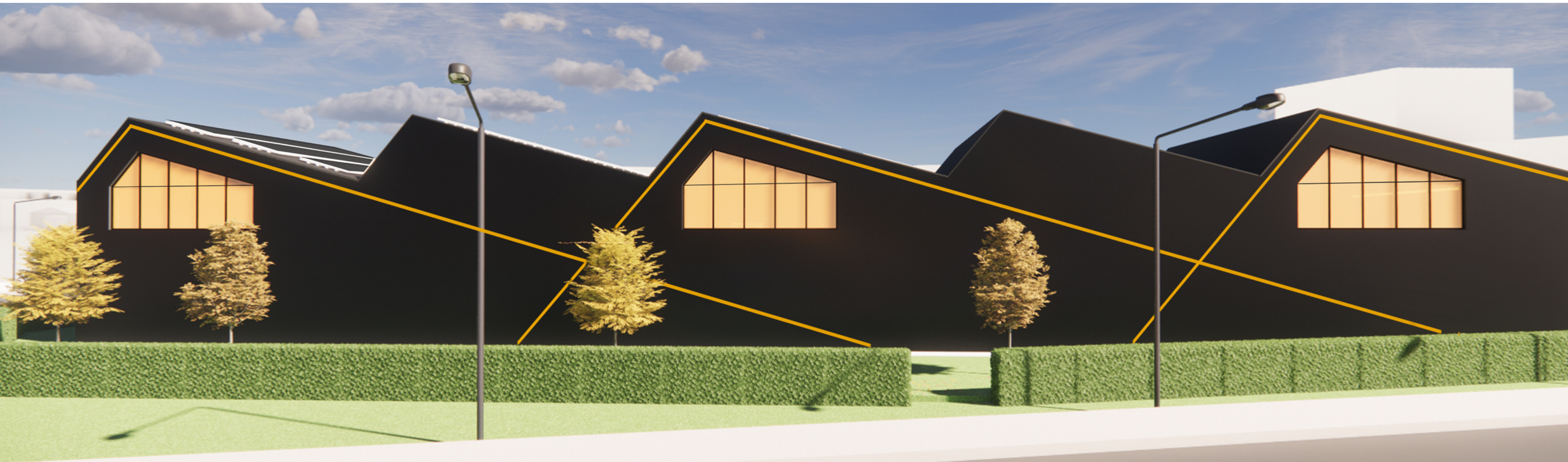
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UNIT FEATURES



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THE UNITS WILL FEATURE:
4M ROLLER SHUTTER DOOR, GLAZED FRONT ENTRANCE, MEZZANINE AND FIRST FLOOR OPTION, PLUMBING FOR BATHROOM & KITCHENETTE.



SPECIFICATION



Eaves height: 5.4m
Ridge height: 8.0m

Each unit shall achieve an
EPC rating of minimum 'B'.

Smooth finish structural
concrete floor to take
imposed loads of 30KN/m2

Designated car parking
spaces

Electric Vehicle charging
points to each unit

Visitor parking area

Fire alarm and emergency
lighting

Electrically operated
insulated sectional over
head doors

Full Fibre Broadband to be
provided to all units

External LED lighting to the
service yard

Monitored CCTV

V-Mesh security fencing to
the perimeter



LOCATION

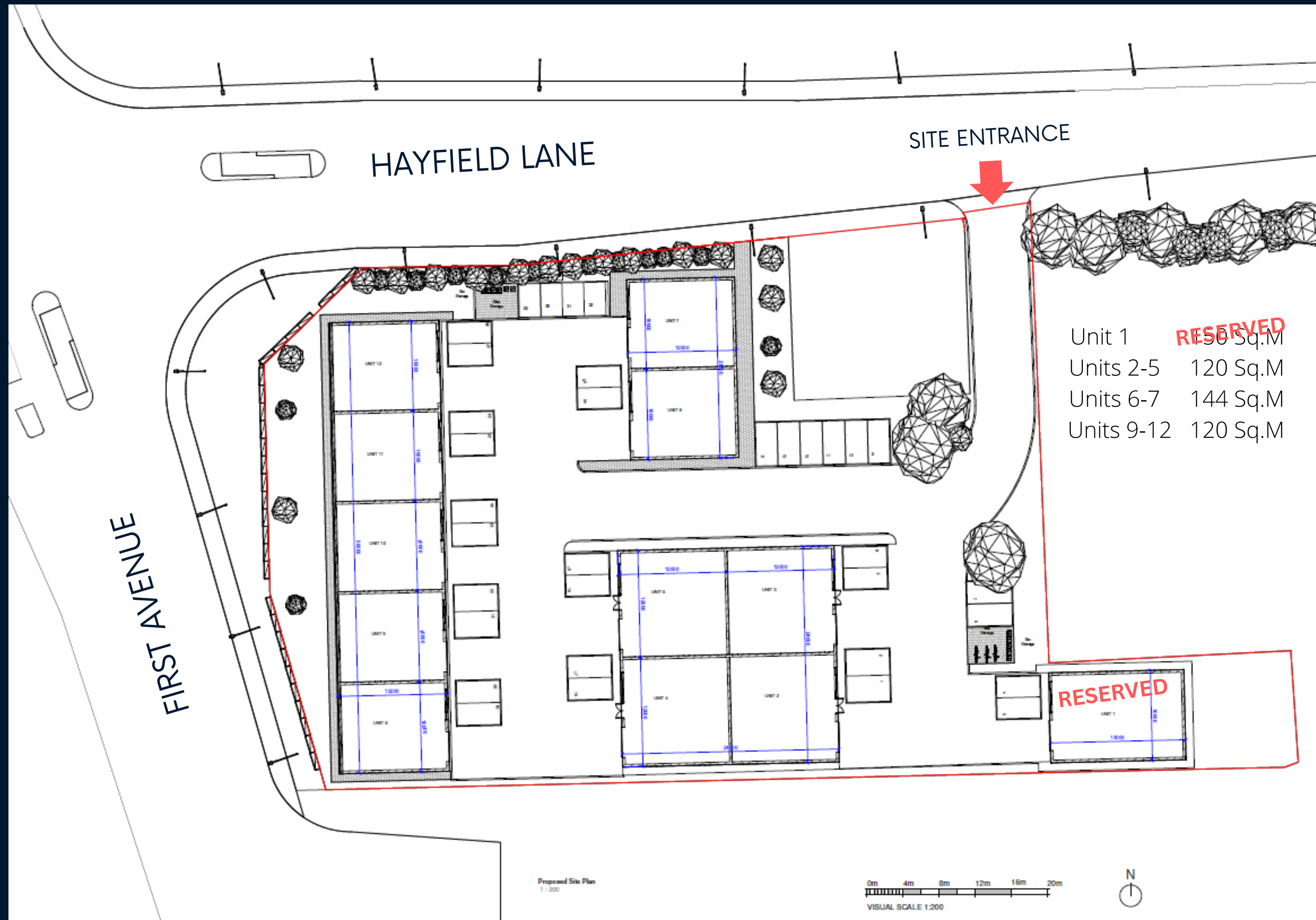
Olympus Business Park features brand new units adjacent to Doncaster Sheffield Airport. Situated approximately 6 miles south of Doncaster City Centre. The M18 motorway is approximately 1.5 miles away accessed via the A6182. For navigation purposes use postcode DN9 3GA W3W [///growth.trickled.arranger](https://www.w3w.org/growth.trickled.arranger)



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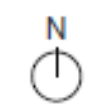
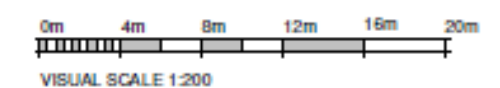


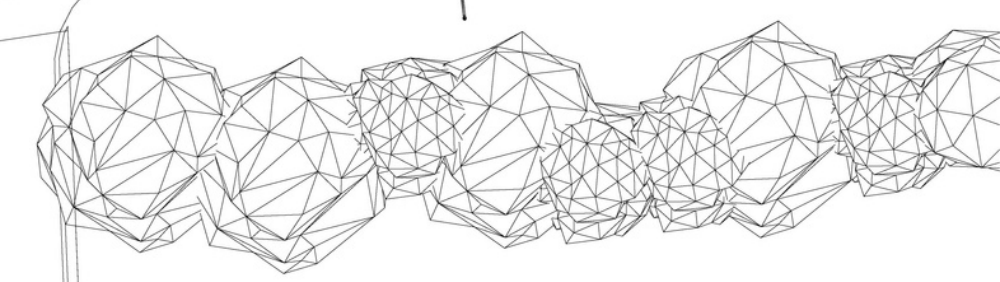
SITE PLAN



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Proposed Site Plan
1:200





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Unit 1	150 Sq.M
Units 2-5	120 Sq.M
Units 6-7	144 Sq.M
Units 9-12	120 Sq.M



RESERVED

UNIT 1

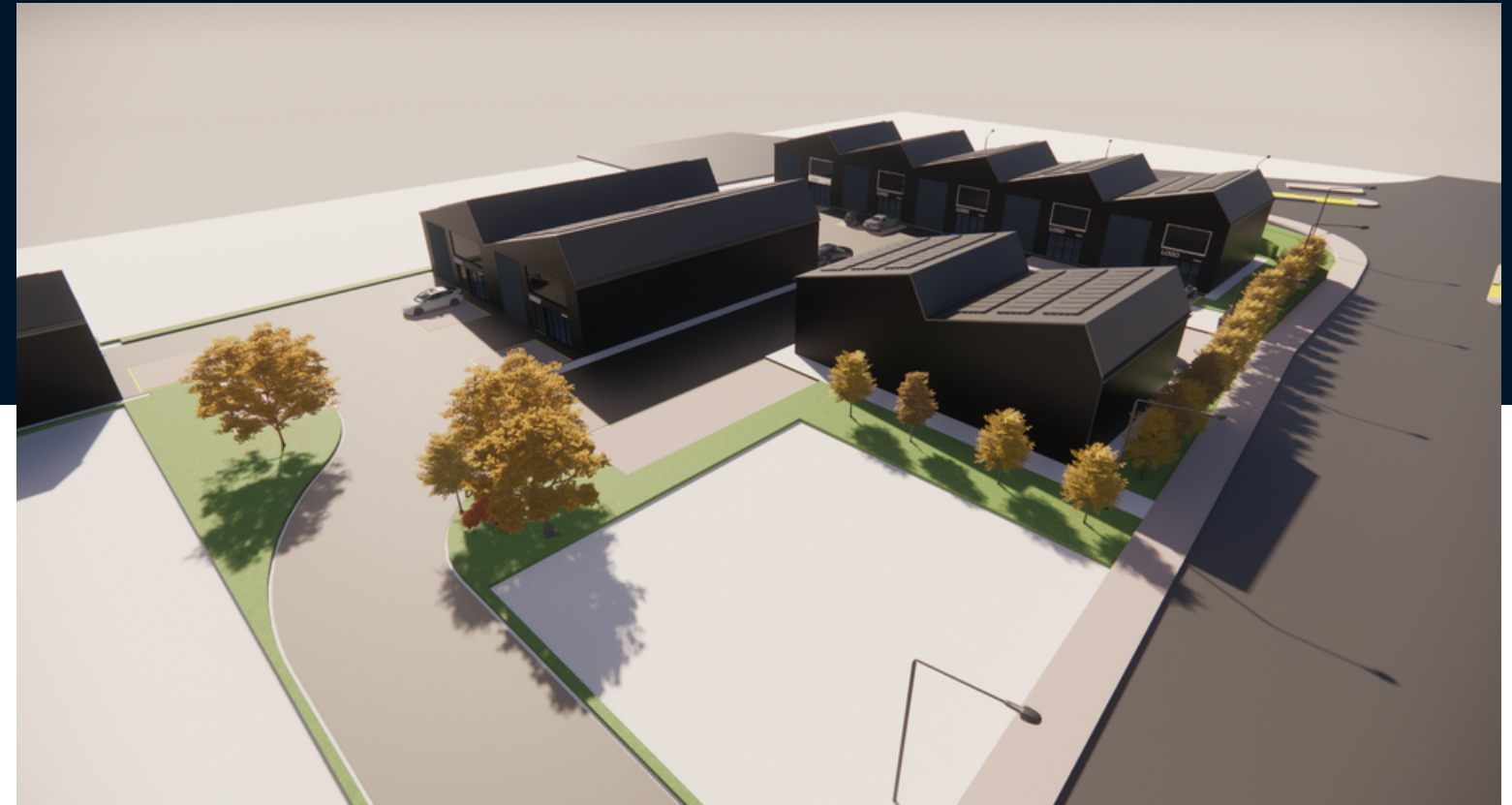
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RENTAL OR PURCHASE



**Rental
POA**



**Purchase
POA**



ENQUIRIES

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