

TO LET



**UNIT 6 ASKERN ROAD, CARCROFT,
DONCASTER, SOUTH YORKSHIRE, DN6 8DE**

- Industrial / Warehouse Unit
- Yard Areas
- 7,827 sq ft (GIA)
- A1 (M) & A19 Less Than 1.5 Miles Away

TO LET – UNIT 6 ASKERN ROAD, CARCROFT, DONCASTER, DN6 8DE

Property Summary

Good quality industrial unit to let in a popular location with areas of hardstanding.

- Established industrial estate location
- A1 (M) within 1.5 miles
- A19 less than 1 mile away
- Suit a range of industrial & storage uses
- 7,827 sq ft GIA (of which 1,005 sq ft is mezzanine)
- 3 roller shutter doors
- Eaves height of over 7.3m
- Rent from £47,500 per annum exclusive
- Incentives available – subject to status



Contact

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Location

The site is located fronting Askern Road within the Carcroft area of Doncaster. Askern Road (B1220) is easily accessible from Doncaster Lane and subsequently Great North Road, which provides access out to the A1(M) at Junction 38 and into Doncaster town centre.

Carcroft is an established industrial area, home to occupiers including Sentry Doors, Synetiq and Socotec UK amongst others.

The A1(M) south bound is approximately 1.4 miles West, with the A1 M north and southbound access via Redhouse Interchange approximately 2.5 miles away. The A19 can be easily accessed via Askern Road to the east, less than a mile away. The M18 is approximately 8 miles to the South. The property is well connected to take advantage of the regions motorway network.

Approximate Distances:

- A1 North or South - 2.5 miles (7 mins)
- A1 North - 1.4 miles (4 mins)
- A19 - 0.8 miles (1 mins)
- M18 - 8.0 miles (18 mins)
- Doncaster - 5 miles (15 mins)

Description

Industrial/warehouse unit extending to 7,827 sq ft benefitting from the following specification:

- Suitable for workshop, manufacturing and storage space
- Good sized concrete yard area
- Large power supply
- Eaves of 6.24 to 7.32m
- 3-phase power supply
- Useful mezzanine area

- Various roller shutter doors
- Access from each side elevation

Accommodation

Unit 6 7,827 Sq Ft 727.15 Sq M

Of which the mezzanine is 1,005 Sq Ft / 93.37 Sq M

Gross internal area.

Terms

The property is available To Let on terms to be agreed, a minimum term of 3 years is envisaged.

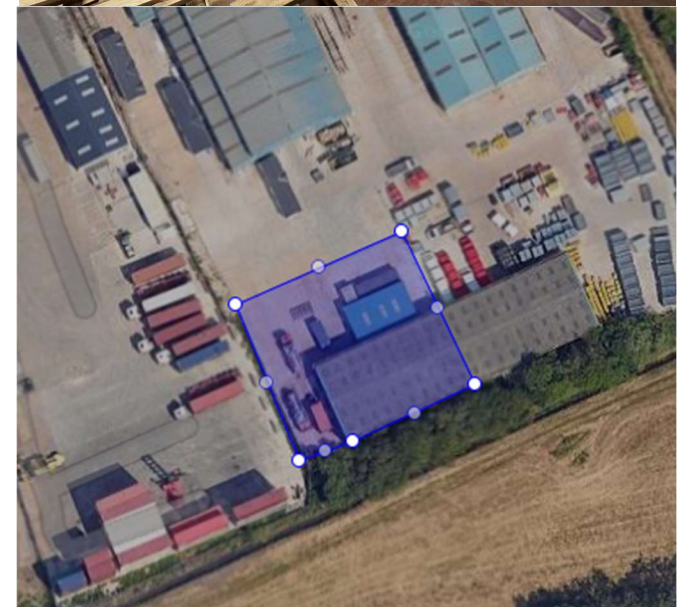
Available from £47,500 per annum exclusive.

Business Rates

The property is yet to be separately assessed. Please contact the VOA for further information.

Service Charge

Service charge is payable towards maintenance of the communal estate areas.



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Services

Mains services including 3-phase power supply are connected.

Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

VAT

VAT is payable on the rent.

Viewings

By appointment with the agent.

Ben Flint

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Please note Flint Real Estate are instructed by the outgoing tenant.



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