

# TO LET



**UNIT 14 360 BUSINESS PARK, ASKERN ROAD  
CARCROFT, DONCASTER, DN6 8DG**

- Industrial / Warehouse Premises
- 300.68 Sq M (3,400 Sq Ft)
- Short Drive To The A1
- Further Warehouse Space Also Available

## 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.

Carcroft is an established commercial 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/workshop unit with open plan warehousing space, equipped with LED lighting, 3 phase power supply, car parking, roller shutter door access and W/C and kitchenette facilities on site.

## Accommodation

Total GIA: 300.68 Sq M (3,00 sq ft)

## Terms

The property is available to let on terms to be agreed however a minimum term of 3 years is envisaged.

The asking rent is £20,000 per annum plus VAT.

## Business Rates

The property is yet to be separately assessed. We expect qualifying occupiers will benefit from 100% Small Business Rates Relief.

## EPC

Rating: C

## Services

Mains services including 3-phase power supply are connected.

## Anti Money Laundering

Tenants will have to supply information to comply with Anti Money Laundering regulations.

## VAT

VAT is payable on the rent.

## Viewings

By appointment – please get in touch.

## Contact

Alexandra De Freitas

Mob: 07538 844869

Tel: 01302 639838

Email: [alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)

Web: [www.flintrealestate.co.uk](http://www.flintrealestate.co.uk)



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