

# TO LET



**UNIT 4B ASKERN ROAD, CARCROFT,  
DONCASTER, SOUTH YORKSHIRE, DN6 8DE**

- Industrial / Warehouse Unit
- 624.30 Sq M (6,700 Sq Ft)
- Suit Heavy Industrial & Warehouse Uses
- A1 (M) & A19 Less Than 1.5 Miles Away

# TO LET – UNIT 4B ASKERN ROAD, CARCROFT, DONCASTER, DN6 8DE

## Property Summary

Good quality industrial unit to let in a popular location.

- Established industrial estate location
- A1 (M) within 1.5 miles
- A19 less than 1 mile away
- Suit a range of industrial & storage uses
- 6,700 sq ft (GIA)
- 8 roller doors
- Eaves height up to 7.45m
- From £6 per Sq Ft / £40,000 per annum exclusive

(please note it is part of the unit shown on the photos)



## 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 6,700 Sq Ft benefitting from the following specification:

- Suitable for workshop, manufacturing and storage space
- Concrete yard areas
- Large power supply
- Max Eaves of c. 7.45m
- 3-phase power supply
- Various roller shutter doors
- Access from each side elevation

## Accommodation

Total GIA: 624.30 Sq M (6,700 Sq Ft)

## Terms

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

Asking Rent £40,000 per annum exclusive.

## Business Rates

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

## Service Charge

Service charge is payable towards maintenance of the common areas.



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## EPC

D (83)

## 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 – please get in touch.

Alexandra De Freitas

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