

0.9 ACRE CONCRETE YARD WITH WORKSHOPS TO LET.

• PLANET ROAD •
ADWICK LE STREET • DONCASTER • DN6 7AW



- Large Fully Concreted Yard / Open Storage
- 0.9 Acre Site with 3,530 Sq Ft Workshops
- Fenced Secure Site with Electric Gates
- Workshop & Offices
- Well Established Location
- Close to A1 (M)





DESCRIPTION

High quality fully concreted yard / open storage land with useful industrial workshops and office space

- 0.9 Acre open storage yard
- Fully concreted with drainage
- Fenced and secure with electric gates
- Workshops / offices extending to 3,530 Sq Ft GIA, comprising two separate workshop areas accessed via electric loading doors
- W/C and kitchenette facilities
- Suit various uses stpp
- 3 phase electric supply
- Formally used as a HGV workshop
- Eaves height of 5m to 5.6m



LOCATION

The site is located off Church Lane via Planet Road, within the Carcroft area of Doncaster which is a popular and established industrial area. Nearby occupiers include Synetiq.

The A1(M) south bound is approximately 1.2 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 north 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.



SAT NAV: DN6 7AW



REMEDY.PIGS.SHOCK



ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
Workshop / Offices	327.99	3,530

Total site area 0.9 acres

ASKING RENT

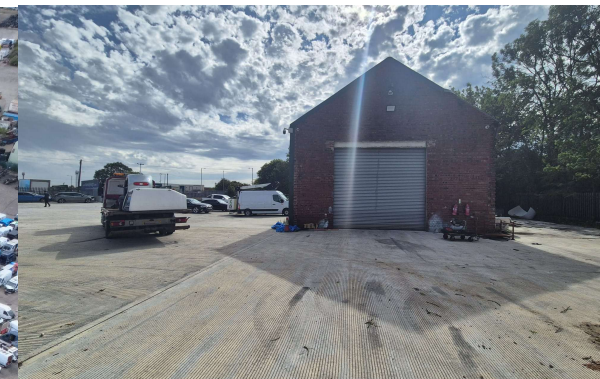
£65,000 per annum exclusive

LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is preferred.

BUSINESS RATES

We advise interested parties to contact the local authority for further information..



SERVICES

Mains services including 3-phase electric are connected to the property.

EPC

Rating: TBC

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

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

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared Aug 2025