

# INDUSTRIAL UNIT WITH YARD & 3 x 5 TONNE CRANES

## TO LET.

UNIT 1 • ASKERN ROAD • CARCROFT  
DONCASTER • DN6 8DE



- Industrial / Warehouse Unit
- 4,239.78 Sq M (45,636 Sq Ft) GIA
- Close to the A1(M) & A19
- Three x 5 Tonne Cranes
- Large Concrete Yard Areas
- 9.33m Eaves & 5 x Loading Doors



## DESCRIPTION

### A large industrial unit with concrete yard areas, office block and cranes in situ

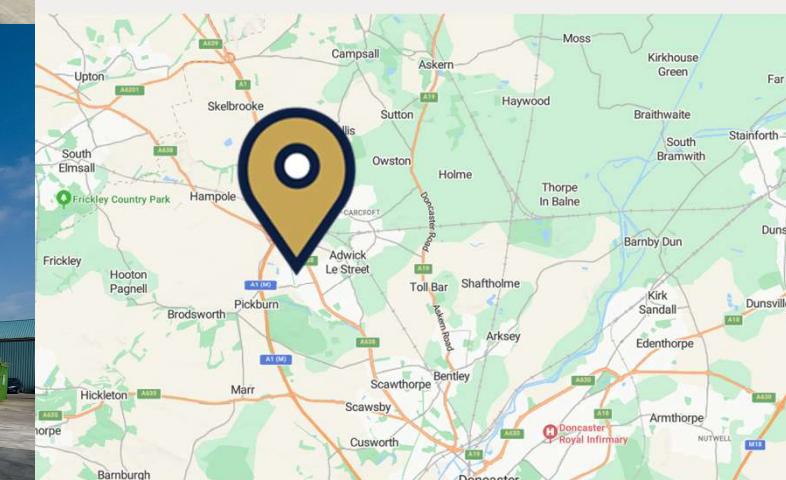
- 45,636 sq ft industrial unit sitting on a circa 2 acre plot, set within a larger 6 acre estate.
- 3 x 5 tonne cranes
- Open plan warehouse / workshop
- Eaves height of 9.33m
- Electric gated access to the site
- 5 x electric loading doors
- Staff facilities (WC / kitchen / canteen areas)
- LED lighting
- Offices over ground and first floor
- Good circulation around the site & building for HGVs
- Suitable for various industrial & storage uses
- Large 3 phase power supply



## 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.

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.



SAT NAV: DN6 8DE

/// CATTLE.OUTGOING.LOLLIPOP



## ACCOMMODATION

The property has the following Gross Internal Area:

	Sq M	Sq Ft
<b>Workshop / Warehouse</b>	3871.78	41,675
<b>Two Storey Offices</b>	368.00	3,956
<b>Total GIA</b>	4,239.78	45,636

The site area demised to the unit is circa 2 acres.

## ASKING RENT

The asking rent is £195,000 per annum exclusive.

## LEASE TERMS

The property is available to lease on FRI terms to be agreed.

## BUSINESS RATES

Ratable Value: £82,500

Please note this is not the rates payable.



## 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

## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent is subject to VAT.

## EPC

C (53) Rating.

## AML

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



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 March 2025

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