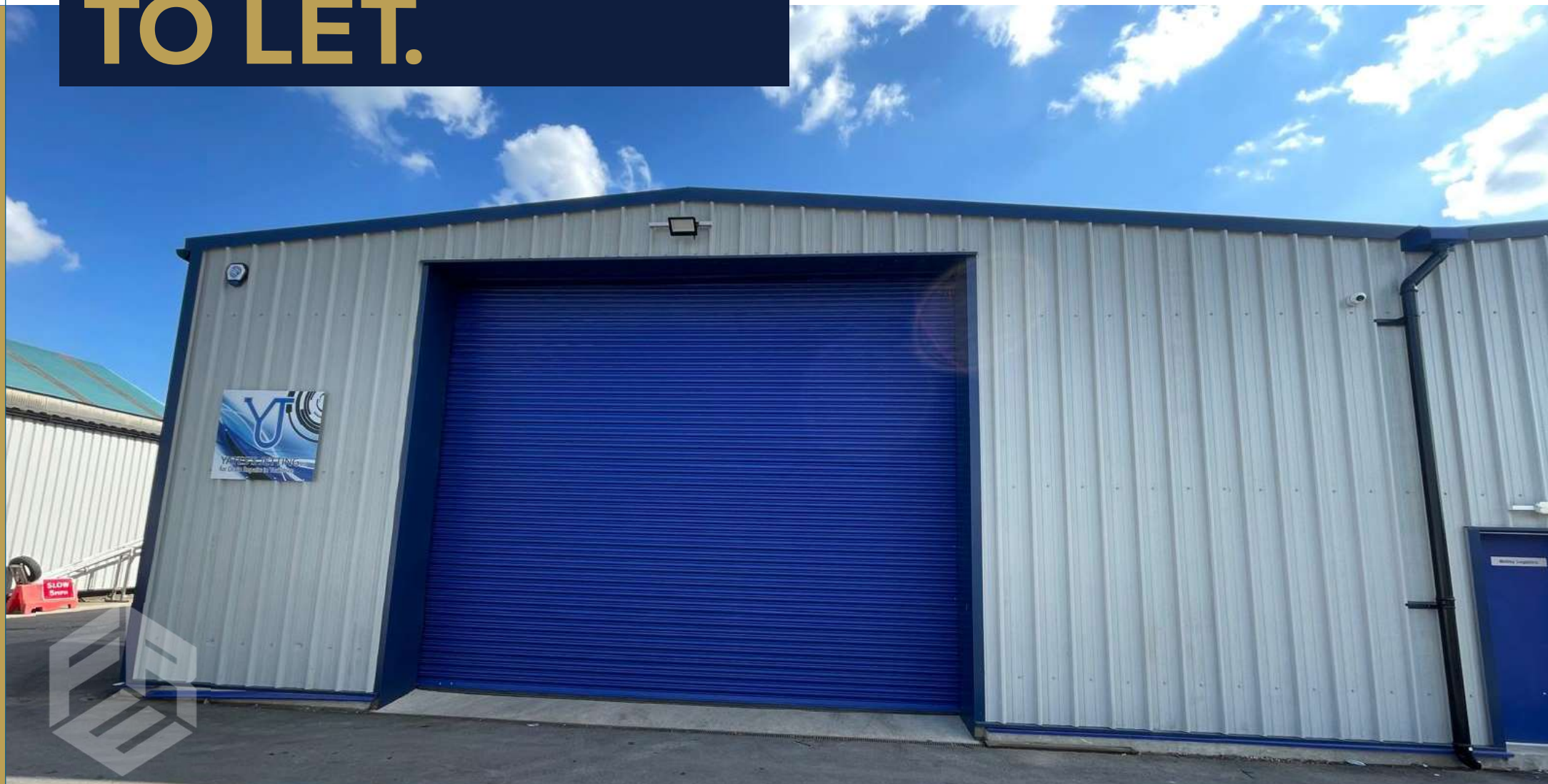


**MODERN INDUSTRIAL UNIT IN
ESTABLISHED LOCATION**

TO LET.

UNIT 17 360 BUSINESS PARK • ASKERN ROAD •
CARCROFT • DONCASTER •
DN6 8DG •



- New Build Industrial / Workshop Unit
- 230 Sq M (2,476 Sq Ft) GIA
- Established Location Close to A1

- Suit Various Uses
- Secure Gated Site
- High Quality Unit





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.

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.



DESCRIPTION

A newly built, high quality industrial / workshop unit suitable for a range of industrial and storage uses. Benefitting from the following specification:

- Eaves heights of 4.1m to 4.6m
- Designated parking
- Secure gated site
- Electric roller shutter door
- W/C facilities
- LED lighting

ACCOMMODATION

Total GIA: 230 Sq M (2,476 Sq Ft)

TERMS

Available on terms from 3 years



SAT NAV: DN6 8DG



ADVANCING.COUNT.MILLS

RENT

Asking rent is £20,000 per annum exclusive

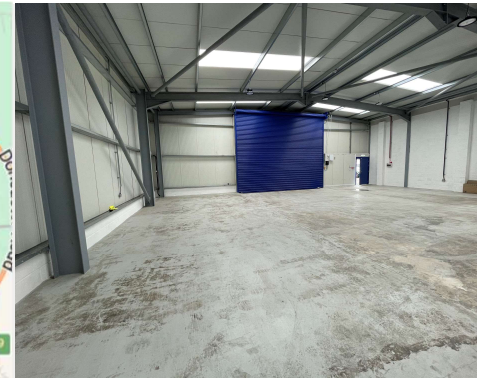
BUSINESS RATES

Ratable Value: £11,500

Potential for 100% Business Rates Relief.

VAT

VAT is payable on rents and other monies due.



SERVICES

Mains water and electricity and 3 phase power are connected to the property.

AML

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

EPC

Rating: D



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Alexandra De Freitas

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