

MODERN INDUSTRIAL UNIT TO LET.

UNIT 16 • 360 BUSINESS PARK •
ASKERN ROAD • CARCROFT •
DONCASTER • DN6 8DG •



- Industrial / Warehouse Premises
- 205 Sq M (2,207 Sq Ft)
- Suit Various Uses
- Short Drive To The A1
- Further Warehouse Space Also Available
- Available immediately



FLINT
REAL ESTATE



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 property is well connected to take advantage of the region's motorway network.

Carcroft is an established commercial area, home to occupiers including Sentry Doors, Synetiq and Socotec UK amongst others.

Approximate Distances:

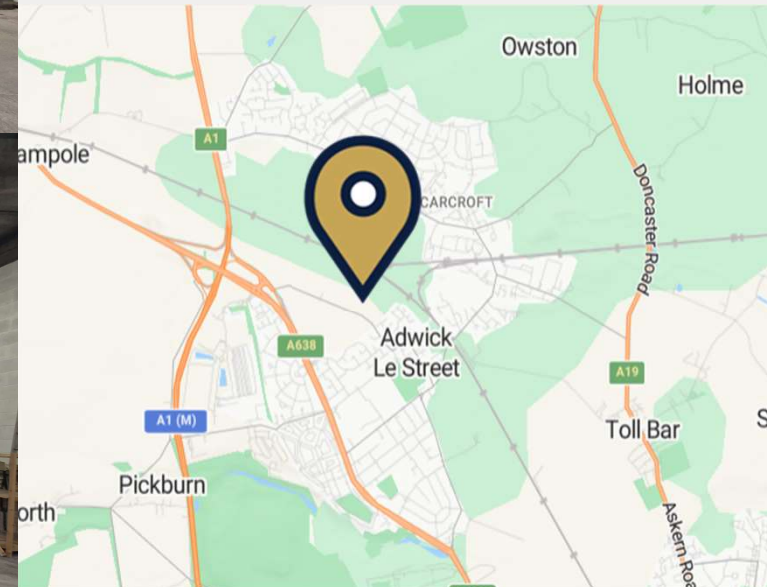
- A1 North or South - 2.5 miles (7 mins)
- A1 North - 1.4 miles (4 mins)
- A19 - 0.8 miles (1 mins)
- M18 - 8.0 miles (18 mins)
- Doncaster - 5 miles (15 mins)



DESCRIPTION

Industrial/workshop unit that benefits from the below specification

- Open plan warehousing space
- LED lighting
- 3 phase power supply
- Parking for up-to 4 vehicles
- Roller shutter door access
- 24h access



SAT NAV: DN6 8DG



USES.COPYCASINO

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ACCOMMODATION

Total GIA: 205 Sq M (2,207 Sq Ft)

TERMS

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

ASKING RENT

The asking rent is £23,000 per annum exclusive.

SERVICES

Mains services including 3-phase power supply are connected.

BUSINESS RATES

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

Please contact the VOA for more details.



EPC

Rating: C

VAT

VAT is payable on the rent.

AML

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



VIEWINGS

By appointment with the Sole Agents below:

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