

MODERN INDUSTRIAL / WAREHOUSE WITH YARD TO LET.

UNIT AT WELLSYKE IND ESTATE •
CARCROFT • DONCASTER • DN6 7BD



- Industrial / Warehouse Unit
- GIA: 1023.03 Sq M (11,012 Sq Ft)
- Large Yard of circa 0.4 acres

- Two Loading Doors
- Well Established Location
- Close to A1 (M)





DESCRIPTION

Modern high quality industrial / warehouse premises in an established industrial location

- Open plan workshop / warehouse space
- Min eaves of 6m and 7.4m to the apex
- Two electric loading doors
- Parking to the front of the unit
- Additional large fenced & surfaced yard to the side of 0.4 acres
- LED lighting
- Fenced and secure site
- Suit various uses
- 3 phase electric supply



LOCATION

The site is located within Wellysyke Industrial Estate off Bentley Moor Lane within the Carcroft area of Doncaster. The area is popular with national and local occupiers with Howdens Joinery, Synetiq and Socotec based nearby.

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 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 7BD



REMEDY.PIGS.SHOCK



ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
Total	1023.03	11,012

External yard area of 0.4 acres or thereabouts

ASKING RENT

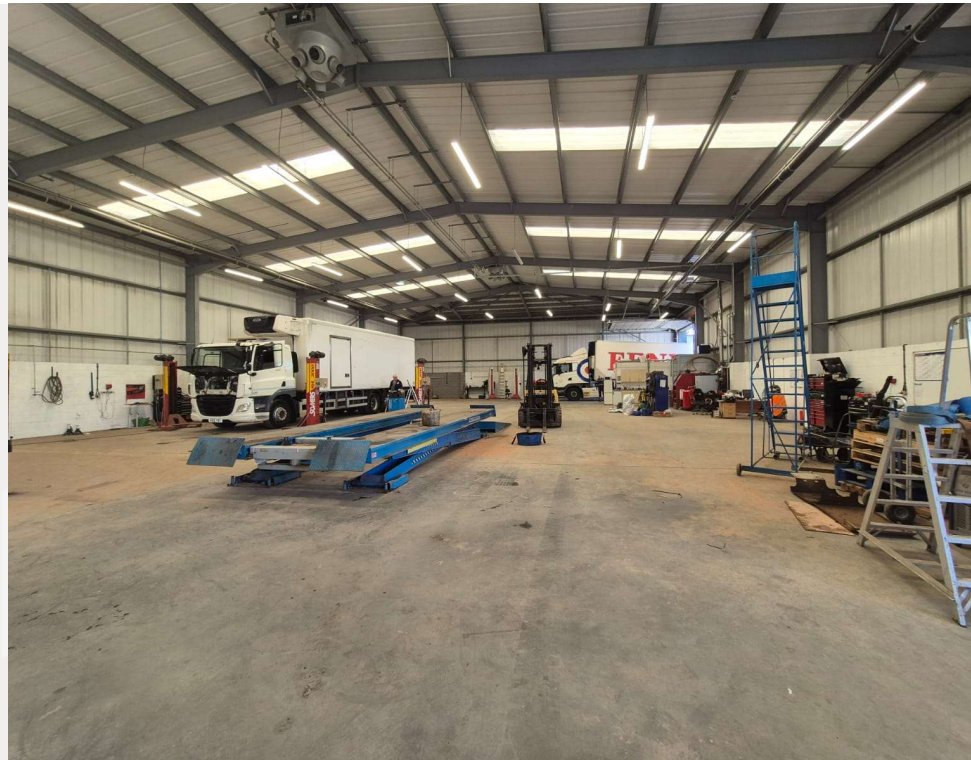
Rent on application. Please contact the agents.

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 advised interested parties to contact the local authority for further information..



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 electric are connected to the property.

EPC

Rating: C

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.

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