

# TO LET



**INCENTIVES  
AVAILABLE**



**UNIT 4B ASKERN ROAD, CARCROFT,  
DONCASTER, SOUTH YORKSHIRE, DN6 8DE**

- Industrial / warehouse unit
- 6,000 sq ft (GIA)
- Suit heavy industrial & warehouse uses
- A1 (M) & A19 less than 1.5 miles away



# TO LET – UNIT 4B ASKERN ROAD, CARCROFT, DONCASTER, DN6 8DE

## Property Summary

**Good quality industrial unit to let in a popular location.**

- Established industrial estate location
- A1 (M) within 1.5 miles
- A19 less than 1 mile away
- Suit a range of industrial & storage uses
- 6,000 sq ft (GIA)
- 3 shutter doors
- Eaves height of over 6m
- From £6 per sq ft / £36,000 per annum exclusive
- Incentives available – subject to status

(please note it is part of the unit shown on the photos)



## Contact

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## 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.

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

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.

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/warehouse unit extending to 6,000 sq ft benefitting from the following specification:

- Suitable for workshop, manufacturing and storage space
- Concrete yard areas
- Large power supply
- Eaves of c.6m
- 3-phase power supply
- Various roller shutter doors
- Access from each side elevation

## Accommodation

<b>Unit 4B</b>	6,000 Sq Ft	557.42 Sq M
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Gross internal area approx.

## Terms

The property is available To Let on terms to be agreed, a minimum term of 3 years is envisaged.

Available from £6 per sq ft

## Business Rates

The property is yet to be separately assessed. Please contact the VOA for further information.

Occupiers may benefit from

## Service Charge

Service charge is payable towards maintenance of the common areas.





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## EPC

D (83)

## Services

Mains services including 3-phase power supply are connected.

## Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

## VAT

VAT is payable on the rent.

## Viewings

By appointment with the agent.

Ben Flint

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