

MODERN INDUSTRIAL UNIT TO LET.

UNIT 15 • 360 BUSINESS PARK
• ASKERN ROAD • CARCROFT
• DONCASTER • DN6 8DG



- Industrial / Warehouse Premises
- 390.28 Sq M (4,200 Sq Ft)
- Suit Various Uses
- Short Drive To The A1
- Further Warehouse Space Also Available





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
- Car parking
- Roller shutter door access



SAT NAV: DN6 8DG



USES.COPYCASINO

UNIT 15 • 360 BUSINESS PARK
• ASKERN ROAD • CARCROFT
• DONCASTER • DN6 8DG



ACCOMMODATION

Total GIA: 390.28 Sq M (4,200 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 £27,500 per annum exclusive plus VAT.

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

AML

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

VAT

VAT is payable on the rent.

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



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 September 2024