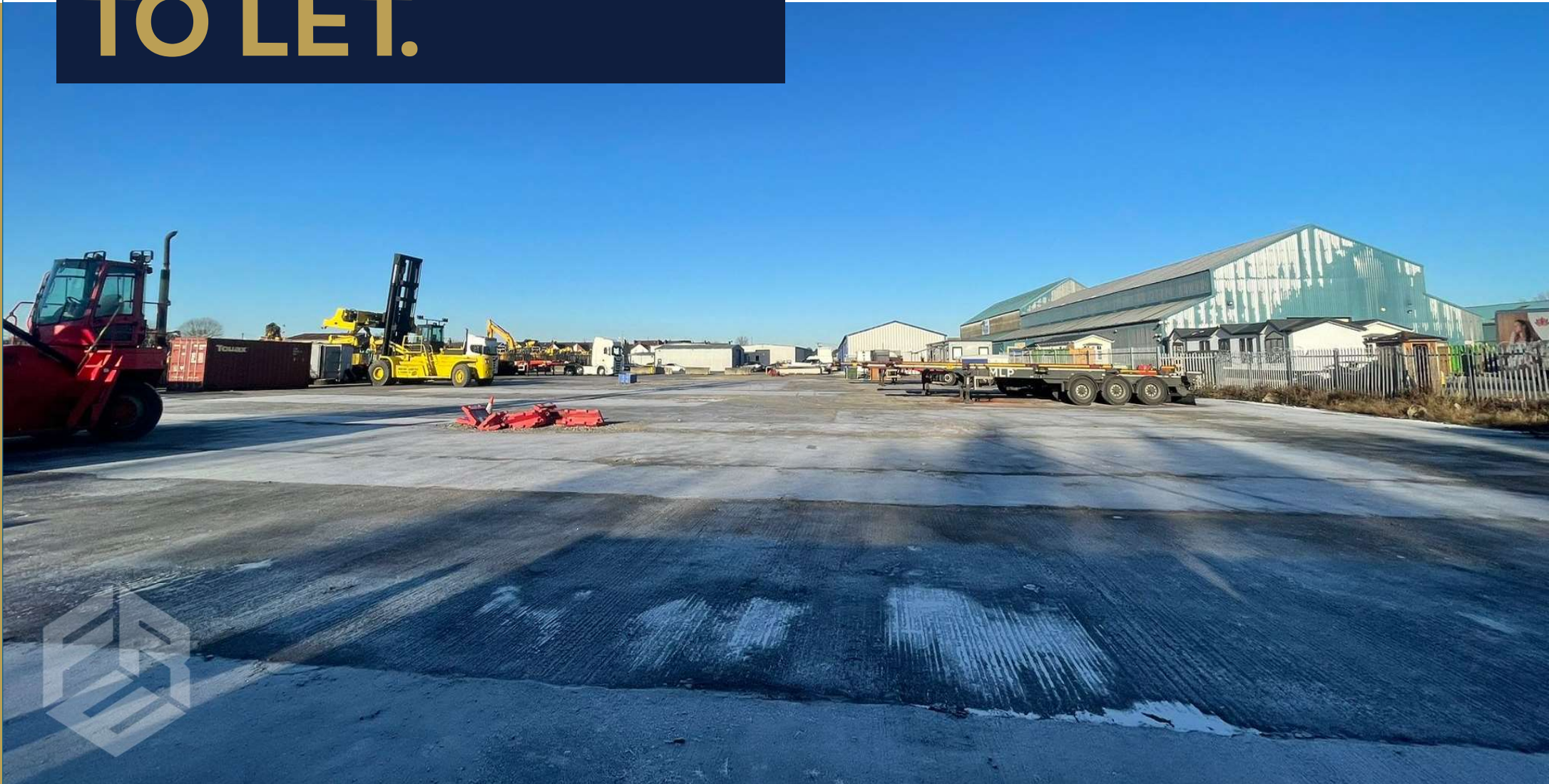


INDUSTRIAL OPEN STORAGE LAND / YARD TO LET.

YARD AT 360 BUSINESS PARK •
ASKERN ROAD • CARCROFT •
DONCASTER • DN6 8DE



- Secure Concrete Yard
- Close The A1 And A19
- Established As A Lorry / Haulage Yard

- Surfaced & Serviced
- Office & Staff Facilities On Site
- Rent On Application





DESCRIPTION

Concrete surfaced and secure open storage yard. The site is secure, fully fenced, equipped with CCTV surveillance, and offers 24/7 access.

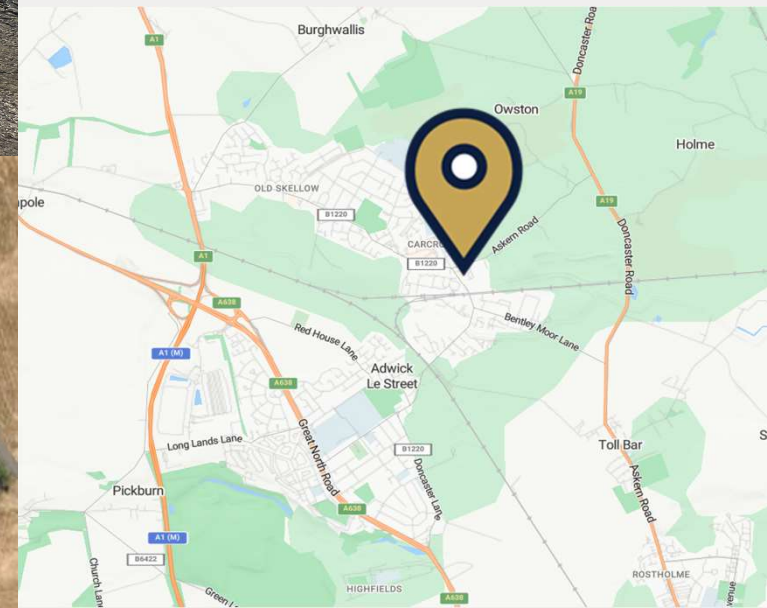
- Surfaced, serviced and secure
- Concreted
- 3 phase electric supply
- Within a fenced and secure industrial compound with electric gates
- Excellent location
- Established industrial estate
- CCTV and 24-hour access
- 1.5 Acres
- W/C and office facilities also available on site
- There are industrial / workshop units from 800 sq ft to 2,400 sq ft available on site.



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 to the A1 within a short drive. Askern is located to the north side of Doncaster.

The property is situated within an established industrial location.



SAT NAV: DN6 8DE



OUTLOOKS.CHOPPERS.REVIEWED



ACCOMMODATION

	Sq M	Acre
Yard	6,070	1.5

ASKING RENT

On application.

Please contact the agents for more information.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

BUSINESS RATES

Ratable Value: £28,750

Please note this is not the rates payable.



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 power supply are connected.

EPC

Rating: N/A

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.

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 January 2025