

# INDUSTRIAL OPEN STORAGE LAND / YARD & BUILDINGS

# TO LET.

YARD & BUILDINGS • BALBY CARR BANK •  
BALBY • DONCASTER •  
DN4 8DE •



- Secure, Surfaced & Serviced Yard
- 1 to 1.43 Acres Available
- Within An Established Location

- Close To J3 Of The M18 & J35 A1 (M)
- Rent On Application



**FLINT**  
REAL ESTATE





## DESCRIPTION

**Well located yard / industrial open storage site close to J3 of the M18 and A1 motorway networks. The site is secure, fully fenced, and offers 24/7 access.**

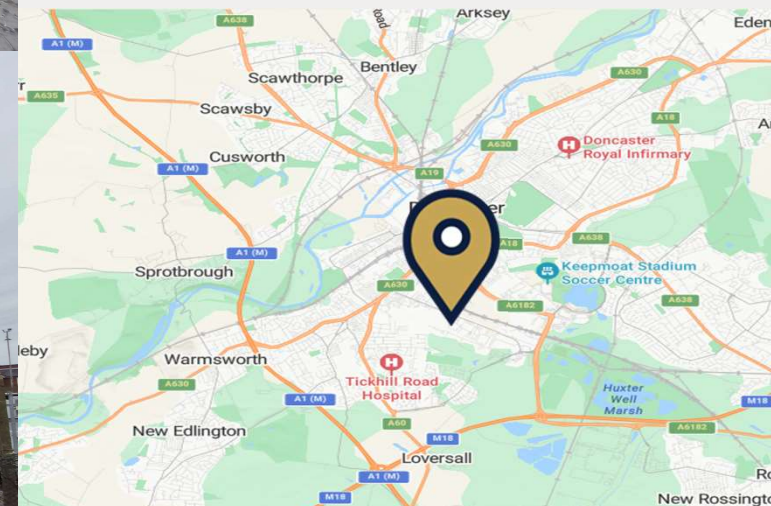
- Secure, surfaced & serviced concrete yard
- Industrial workshop in situ with roller shutter door
- Office cabin with W/C & kitchenette facilities
- 3 phase electric supply
- Within a fenced and secure industrial compound
- Excellent location within an established industrial area
- 24-hour access



## LOCATION

The property is situated on the J3 Business Park, located within half a mile of J3 of the M18. First Point is a key business location in Doncaster and the region, hosting nationally, regionally, and locally significant occupiers, including B&Q, Unipart, Morrisons, One Call Insurance, and Network Rail.

The property fronts to Balby Carr Bank and is 2 miles south of Doncaster City Centre, accessible. J3 of the M18 provides connectivity to the region's extensive motorway network, including the A1(M), M1, M180, and M62, linking major population centres of the North, Midlands, and the Humberside Ports.



SAT NAV: DN4 8DE



WAVING.EVENTS.CHARMINGLY



## ACCOMMODATION

The site can be split or taken as a whole.

Site: 1 to 1.42 Acres

Workshop: 1,817 Sq Ft GIA

Portacabin: 2,763 Sq Ft NIA

Please get in touch with the agents for more information.

## ASKING RENT

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: TBC



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

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[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)

## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## EPC

Rating: TBC

## AML

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



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