

# INDUSTRIAL OPEN STORAGE LAND

## TO LET.

• HIGH ST • AUSTERFIELD •  
DONCASTER • DN10 6QT



- Up to 20 Acres of Concrete Open Storage
- Available from 1 Acre +
- Good Road Links to the A1
- Services on Site
- Flexible & Short Lease Terms Available





## LOCATION

Located in the centre of Austerfield, South Yorkshire, close to Bawtry, the site is within 5.2 miles' drive of A1(M) Jn 34 at Blyth, giving wider access to the national road network.

Doncaster is approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The city has great motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

## DESCRIPTION

The site offers 20 acres of open storage land which is available from 1 Acre plus.

- Concrete surfaced
- Secure site
- Ideal for a range of storage uses including vehicle storage and HGV storage
- Covered storage available

## RENT / TERMS

Price on application. Flexible and short-term leases are available.

Please get in touch with the agents for further details.



 SAT NAV: DN10 6QT

/// CONGESTED.PROP.TAXPAYERS

## BUSINESS RATES

Rateable Value: TBC

## EPC

Rating: N/A

## VAT

Rent is quoted exclusive but may be subject to VAT.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

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

**Alexandra De Freitas**

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto: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 January 2025.