

# INDUSTRIAL / WAREHOUSE UNIT WITH LARGE YARD AREA TO LET.

UNIT 6 • ASKERN ROAD •  
DONCASTER •  
DN6 8DE •



- Industrial / Warehouse Unit
- 72715 Sq M (7,827 Sq Ft)
- Eaves Of Over 7.3m

- Suit Various Uses
- Well Established Industrial Location
- A1 (M) & A19 Less Than 1.5 Miles Away



**FLINT**  
REAL ESTATE





## DESCRIPTION

**Good quality industrial unit to let in a popular location with large concreted areas.**

- 7,827 sq ft GIA (of which 1,005 sq ft is mezzanine)
- 3 roller shutter doors
- Eaves height of over 7.3m
- Established industrial estate location
- A1 (M) within 1.5 miles
- A19 less than 1 mile away
- Suit a range of industrial & storage uses
- Incentives available – subject to status
- Rent from £47,500 per annum exclusive

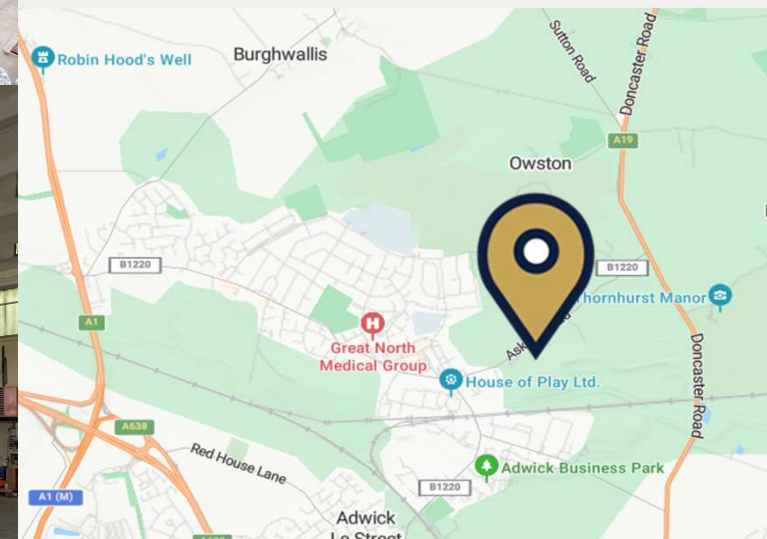


## LOCATION

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.

Approximate Distances:

- A1 North or South - 2.5 miles (7 mins)
- A1 North - 1.4 miles (4 mins)
- A19 - 0.8 miles (1 mins)



SAT NAV: DN6 8DE



DUET.CURTAINS.HOTEL





## ACCOMMODATION

The building extends to a Gross Internal Area of 7,827 Sq Ft 727.15 Sq M

	Sq M	GIA Sq Ft
Unit 6	727.15	7,827

## ASKING RENT

Quoting rent: £47,500 per annum exclusive.

Please contact the agents for more information.

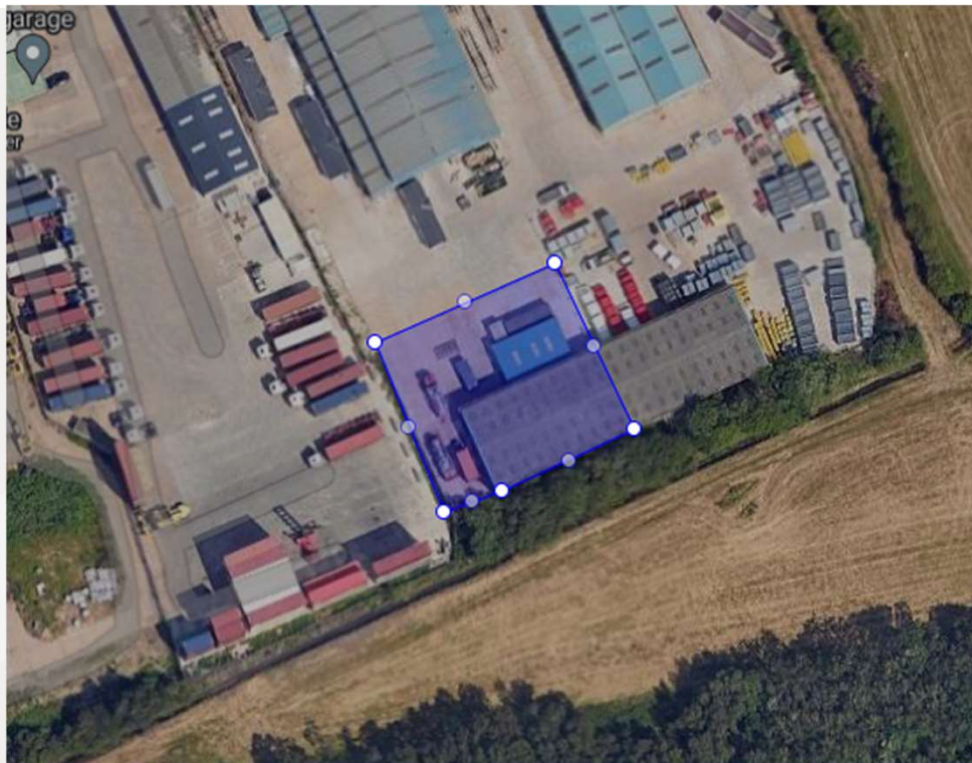
## LEASE TERMS

The property is available to lease on FRI terms to be agreed, however a minimum term of 3 years is envisaged.

## BUSINESS RATES

Ratable Value: TBC

This is the rateable value for the property. It is not what is payable in business rates or rent.



## EPC

Rating: D

## VAT

VAT is payable on the rent.

## SERVICE CHARGE

Service charge is payable towards maintenance of the communal estate areas.

## SERVICES

Mains services including 3-phase power supply are connected.

## AML

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



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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