

# INDUSTRIAL / WAREHOUSE PREMISES

# TO LET.

UNIT 3 • ASKERN ROAD •  
DONCASTER •  
DN6 8DE •



- Industrial / Warehouse Unit
- 9,000 Sq Ft (836.12 Sq M)
- Established Industrial Location

- Suit Various Use
- Good Road Links
- 24-hour access



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## 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, Syneq 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)

## DESCRIPTION

Good quality industrial unit to let in a popular location with large concreted areas benefit from the below specification:

- Open plan warehouse space
- W/C and office cabin
- Inspection pits
- Concrete floors
- 24-hour access
- Secure and fenced estate

## ACCOMMODATION

9,000 Sq Ft (836.12 Sq M)



**SAT NAV: DN6 8DE**



**DUET.CURTAINS.HOTEL**

## RENT / TERMS

Asking rent: £60,000 per annum exclusive on terms to be agreed.

## BUSINESS RATES

Ratable Value: TBC

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

## VAT

VAT is payable on the rent.



## SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

## EPC

Rating: TBC

## AML

Tenants will have to supply information to comply with AML Regulations.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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