

INDUSTRIAL / WAREHOUSE UNIT

TO LET.

UNIT 72 • J3 BUSINESS PARK • CARR HILL •
BALBY • DN4 8DE •



- Well Located Industrial Unit
- 501.67 Sq M (5,400 Sq Ft) GIA
- Front Service Yard / Parking

- Useful Mezzanine of 550 Sq Ft
- Well Established Location
- Close to J3 of the M18 & A1 (M)



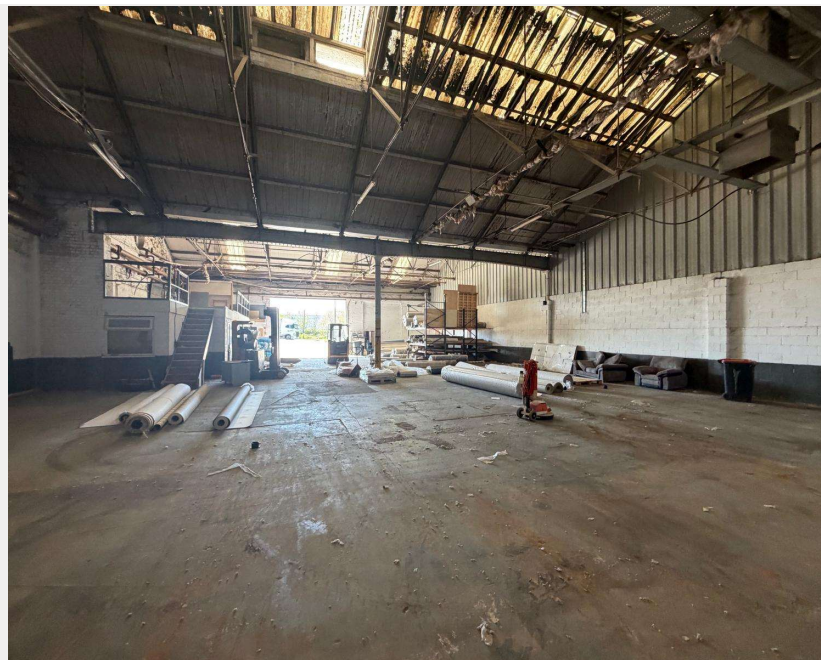
FLINT
REAL ESTATE



DESCRIPTION

A traditional industrial / warehouse premises located in an established commercial area with excellent road links to the city centre, Junction 3 of the M18 and Junctions 35 & 36 of the A1 (M)

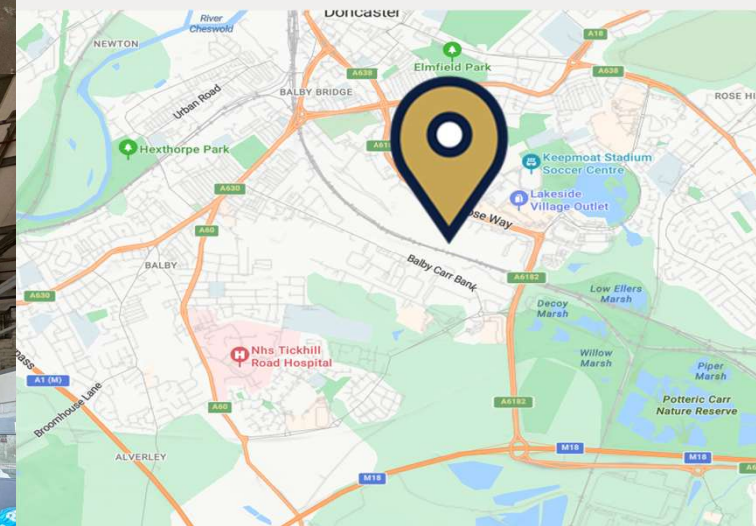
- 5,400 Sq Ft Unit with additional 550 Sq Ft of mezzanine storage
- Loading door
- Open plan warehouse / workshop space
- Office, WC and kitchenette facility
- Suit various industrial and storage uses
- Excellent location
- Small front yard and parking area
- Established industrial estate location



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

 JUNIOR.METRO.WEEKS



AREAS

501.67 Sq M (5,400 Sq Ft) GIA with an additional 550 Sq Ft mezzanine storage level

ASKING RENT

Available from £35,000 per annum exclusive

Please contact the agents for more information.

LEASE TERMS

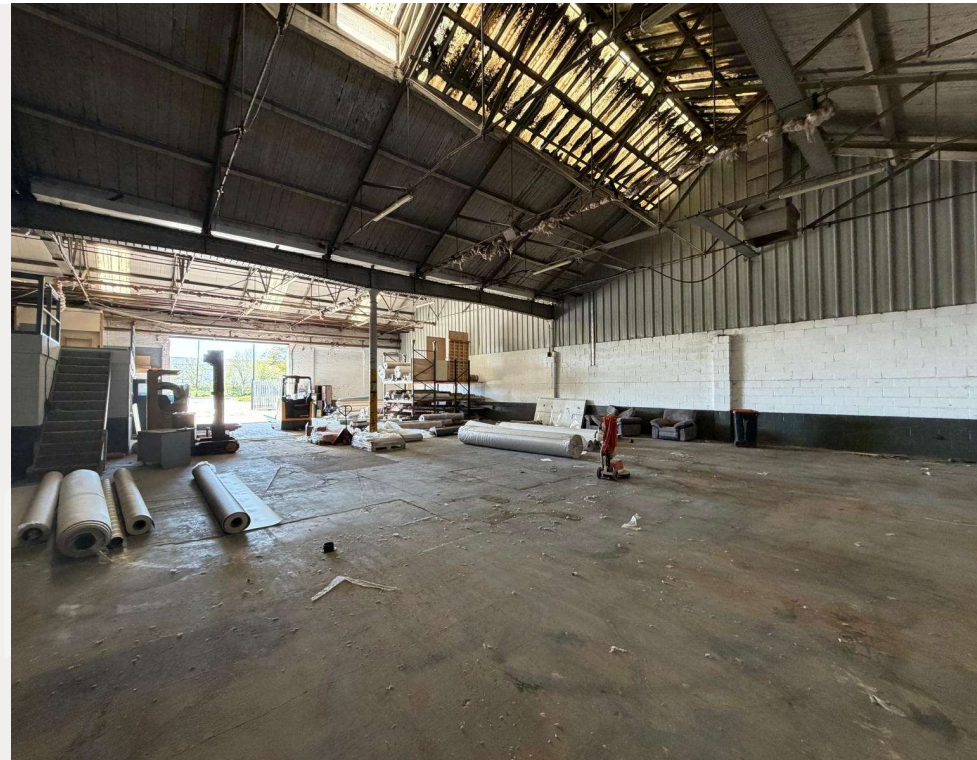
The property is available to lease on FRI terms to be agreed, however a minimum term of 5 years is envisaged.

BUSINESS RATES

Please refer to the VOA for details.

EPC

Rating: D (78)



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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AML

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

VAT

VAT is payable on the rent.

SERVICES

Mains electric and water are connected. There is 3phase power supply,.



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 APRIL 2026