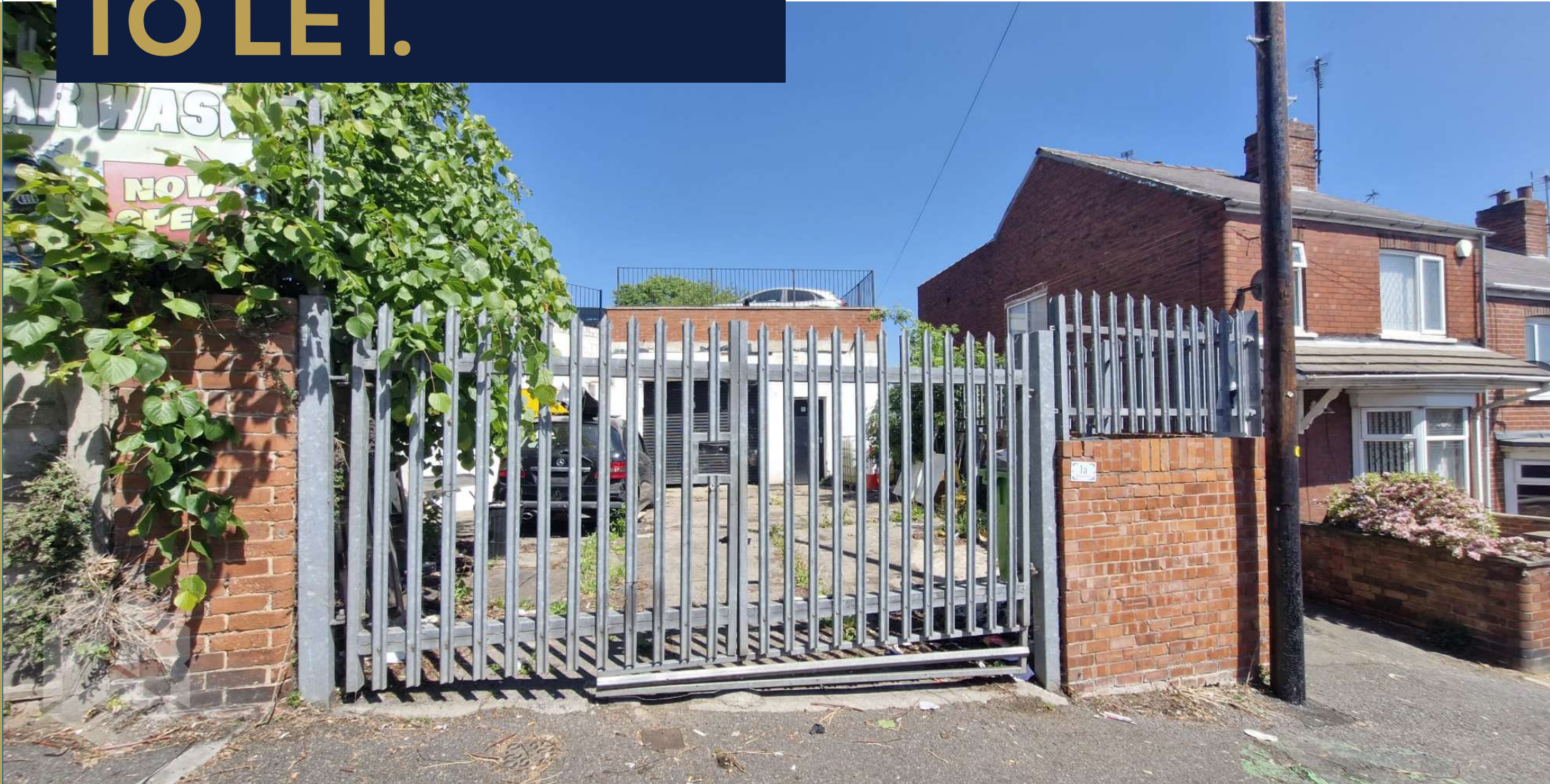


INDUSTRIAL / WORKSHOP PREMISES WITH COMPOUND

TO LET.

REAR OF 161 BALBY ROAD •
DONCASTER •
DN4 0RG •



- Workshop with Secure Compound
- 128.4 Sq M (1,382 Sq Ft)
- Roller Shutter Access

- Suit Various Workshop Uses
- Inspection Pit In Situ
- Potential for 100% Rates Relief

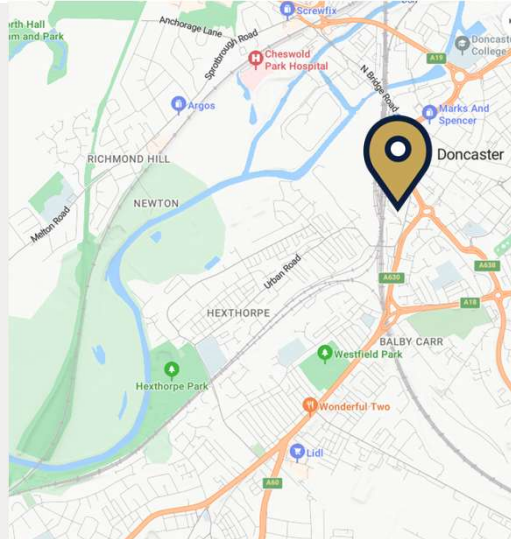




LOCATION

The property is located on the Balby Road 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.

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



SAT NAV: DN4 0RG



BROKE.RESTED.LION

DESCRIPTION

Secure and fenced workshop/industrial unit with private yard. The site offers roller shutter and pedestrian doors also benefiting from the below specification:

- Open plan warehouse space
- Inspection pit
- W/C
- Concrete floors
- 24h access

ACCOMMODATION

128.4 Sq M (1,382 Sq Ft) GIA

RENT / TERMS

Asking rent: £850 per month
exclusive on terms to be agreed.

BUSINESS RATES

Rateable value £4,300

Qualifying occupiers may benefit
from 100% Rates Relief

VAT

Rent is quoted exclusive but may
be subject to VAT.

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

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



FLINT
REAL ESTATE

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 October 2026.