



Unit 11G, Carcroft Enterprise Park, Doncaster DN6 8DD

TO LET

Industrial/Warehouse Unit

**13,049 Sq Ft
(1,212 Sq M)**

DESCRIPTION

The subject property comprises a semi-detached industrial warehouse unit on a multi-let industrial estate. The property is of a steel frame construction with block and profile metal cladding surmounted by a profile metal roof. The property has been significantly refurbished to provide open plan warehouse accommodation and office accommodation. Externally, the property benefits from a shared loading yard with ground and dock level loading facilities.

- ✓ Roller shutter door - 1 x dock level / 1 x ground level
- ✓ Brick built offices
- ✓ Significantly refurbished 2019
- ✓ Open plan warehouse accommodation



LOCATION

Carcroft Enterprise Park is located 1.5 miles from the A1 near junction 38.

The estate is ideally located 5 miles north of Doncaster situated between the A1 and A19 which in turn provides quick access onto the M62, M18 and M1.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	11,495	1,068
Offices	1,554	144
Total	13,049	1,212

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

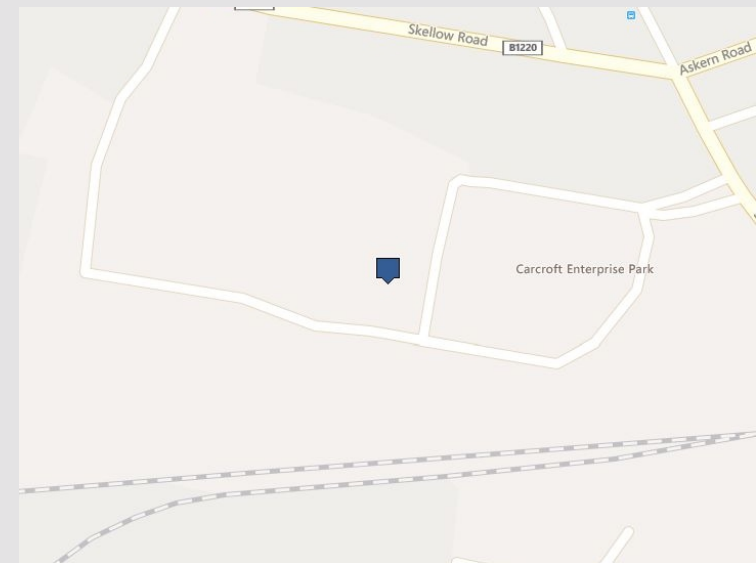
Rateable Value : £23,750

TERMS

Terms available on request

EPC

EPC D-92



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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