

Carcroft Enterprise Park

Carcroft Doncaster DN6 8DD

Warehouse | 1,900 – 8,272 ft²



LED lighting



Roller shutter doors



Three-phase power



4.72m eaves height

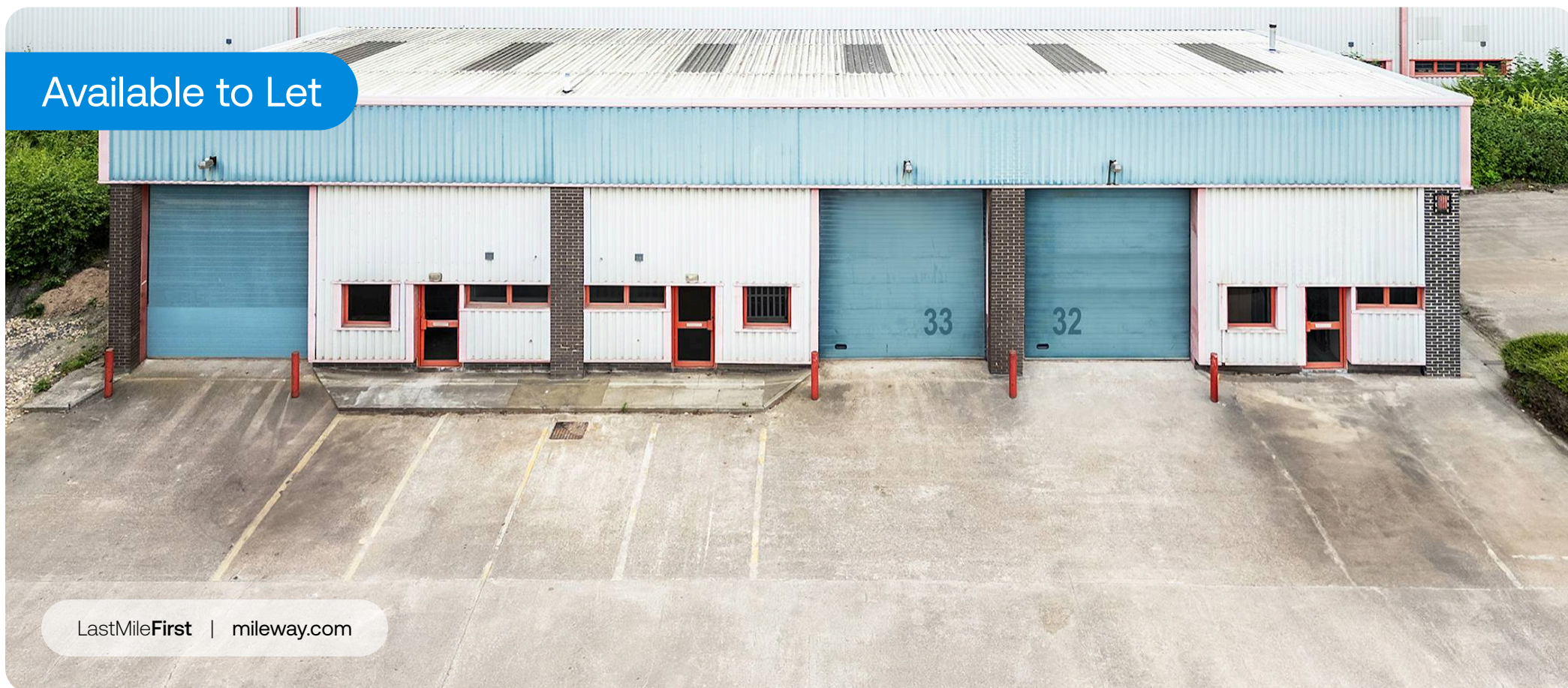


24-hour access



Secure manned gated access

Available to Let



LastMileFirst | mileway.com



Description

Carcroft Enterprise Park comprises open storage compounds as well as 51 units designed for small businesses, starter industrial and office use. Each unit features a steel portal frame with metal profile sheet cladding on the elevations, topped by mono-pitch roofs with translucent panels. The units are equipped with LED lighting, roller shutter doors, pedestrian access doors, three-phase electricity, W/C, and kitchenette facilities. They offer a clear internal height of 4.72 meters. The estate is located within a secure gated site, which includes a manned security office and provides 24-hour access.

Further information

EPC

Unit 11D: D,
Unit 9A3: D,

Rent

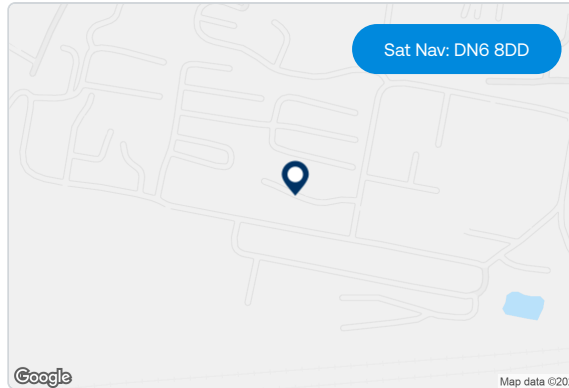
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.



Location

The estate is located in the Carcroft area of Doncaster and lies just 2.5 miles to the East of Junction 38 of the A1(M) Motorway. Further, Junction 4 of the M18 Motorway is situated approximately 11 miles away to the South East. Carcroft Enterprise Park is situated approximately 6 miles to the North West of Doncaster City Centre. Carcroft Enterprise Park forms part of the established Carcroft Industrial Estate, and notable occupiers in the area include DFS Upholstery, Socotec UK, Howdens and Northern Components to name a few.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 9A3	Warehouse	1,900	Under offer	1,415
Unit 11D	Warehouse	6,372	Immediately	3,053
Total		8,272		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

Henry Fox
Mileway
yorkshire@mileway.com
0113 8683776

Harry Orwin-Allen
Knight Frank
Harry.Orwin-Allen@knightfrank.com
0114 241 3912

Kitty Hendrick
Knight Frank
Kitty.Hendrick@knightfrank.com
0114 241 3907

Lewis Cove
PPH
Lewis.Cove@pph-commercial.co.uk
01302640351

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway