

# Carcroft Enterprise Park

Carcroft Doncaster DN6 8DD

Warehouse | 6,372 ft<sup>2</sup>



LED lighting



Roller shutter doors



Three-phase power



24-hour access

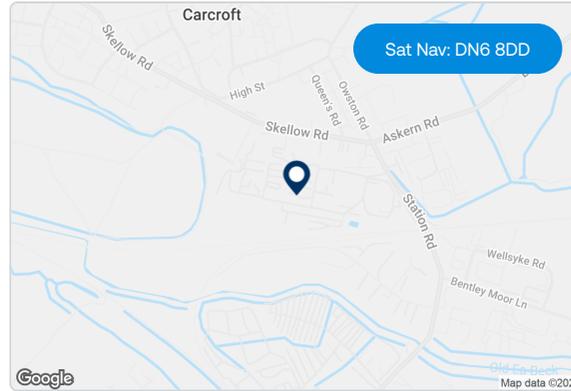


Secure manned gated access

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## 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, **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.

[Book a viewing](#)

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## 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 11D	Warehouse	6,372	Immediately	3,552
<b>Total</b>		<b>6,372</b>		

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.

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