

Toll Bar Business Park, Askern Road  
Doncaster DN5 0QR

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**2,638 SqFt** (245.07 SqM)

- New build unit
- Great road links
- Secure site
- 24/7 access

TO LET



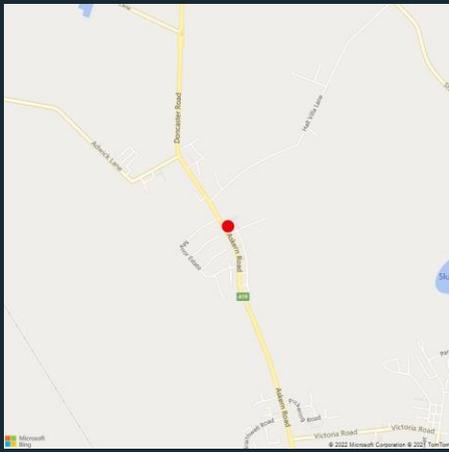
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## LOCATION

The property is located in Toll Bar, Doncaster, along Askern Road (A19). Toll Bar is approximately 4 miles from Doncaster town centre, accessed via the A19 which provides a direct link. Junction 38 of the A1 is situated 3 miles from the site, which provides road access to major cities such as Sheffield and Leeds via the M18, M1 and M62 motorways.

## DESCRIPTION

The property comprises a newly built industrial unit as part of a new estate located in Toll Bar, Doncaster.

The available unit includes two electric roller shutter doors together with separate entrance doors to the unit. The unit is 2,638 square feet with an eaves height of 5m. The site has a tarmacked yard with an electric security gate providing access to the site, and boats 24/7 access, CCTV and security.

The unit has 3 phase electricity, and both the electric and water are included within the rent.

## RENT

£24,000 per annum

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and will be available as soon as possible.

## RATING

The property has not yet been valued for business rates purposes.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

Unit	2,638 SqFt (245.07 SqM)
Total	2,638 SqFt (245.07 SqM)



## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Adam Bates  
Barnsdales - Chartered Surveyors  
Tel: 01302 308 176  
adam@barnsdales.co.uk

### Disclaimer

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