

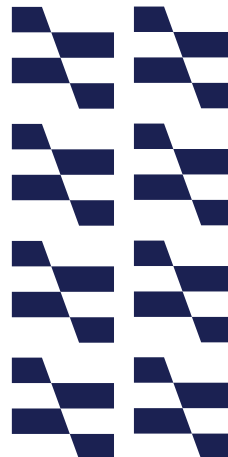
# DONCASTER

**415,065 Sq Ft (38,560 Sq M)**  
Prime Distribution/Warehousing  
Facility On A Site Of **19.71 Acres**

Leasehold Opportunity

Unit 1, Balby Carr Bank,  
Doncaster, **DN4 5JS, UK**

**AVAILABLE IMMEDIATELY**

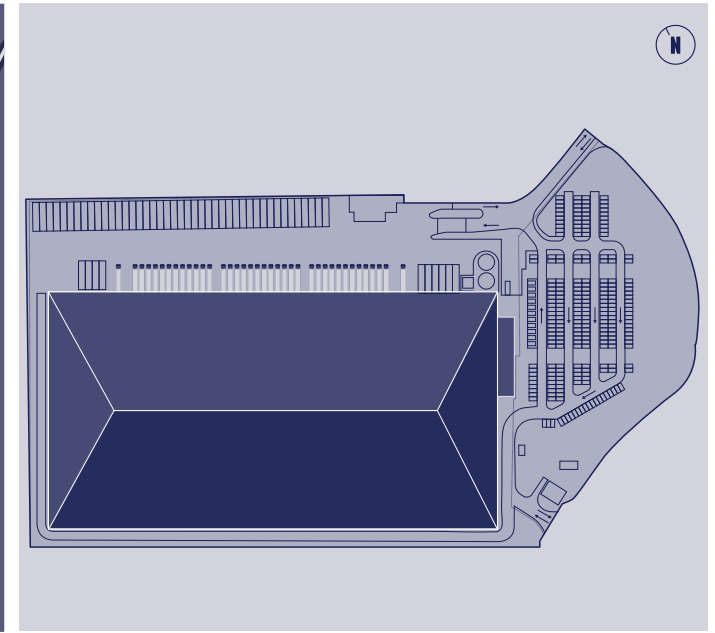




Aerial Photograph



Micro Location Map



Site Plan

## LOCATION

The subject property is situated off Balby Carr Bank part of an established industrial and distribution location in Doncaster. The property has excellent connectivity with Junction 3 of the M18 in close proximity to the south, which links directly with the A1 (M) to the west which in turn provides access the M1 and M62. Sheffield is approximately a 25 minute drive to the west and Leeds approximately a 45 minute drive to the north. Local occupiers in the Doncaster area include B&Q, Victoria Plum, Tesco, Martime Transport, LIDL and Wincanton Logistics.



14 M  
Eaves Height



2.6 Miles  
To Doncaster



Class A Distribution/  
Warehousing Facility



19.71 Acres  
Site Area



EPC (Available  
on Request)



Secure  
Yard



36 Dock Level Doors &  
4 Level Access Doors



Terms On  
Application

## Further Information



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