

Indicative image



Indicative CGI

Open Storage Land / Potential for Build to Suit 1.26 - 2.63 acres (5,004 - 10,522 sq m) **TO LET**

- Open storage land to let
- Ideally located at J3 M18
- The site can be surfaced to suit occupiers requirements
- Build to suit opportunities available
- 4 miles from iPort rail

Local amenities:



DONCASTER

balby carr bank

DONCASTER ■ DN4 8DH

CANMOOR

LOCATION

The property is located off Balby Carr Bank in proximity of Junction 3 of the M18 motorway. Access to the motorway and to Doncaster Town Centre is via the A6182 White Rose Way dual carriageway.

The M18 motorway provides direct links to the east coast ports via the M180 and M62 motorways as well as access to the other regional and national centres via the A1(M) and M1 motorways.

COMMUNICATIONS

	MILES
M18 (J3)	1 mile
Doncaster Rail Station	1.8 miles
A1(M) J36	2.2 miles
Doncaster	2.4 miles
Sheffield	21 miles
Immingham Port	50 miles

TERMS

The property is offered to let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed, rent on application subject to specification.

AML

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT

All figures are subject to VAT at the prevailing rate where applicable.

SPECIFICATIONS



Surfaced site subject to specification and terms



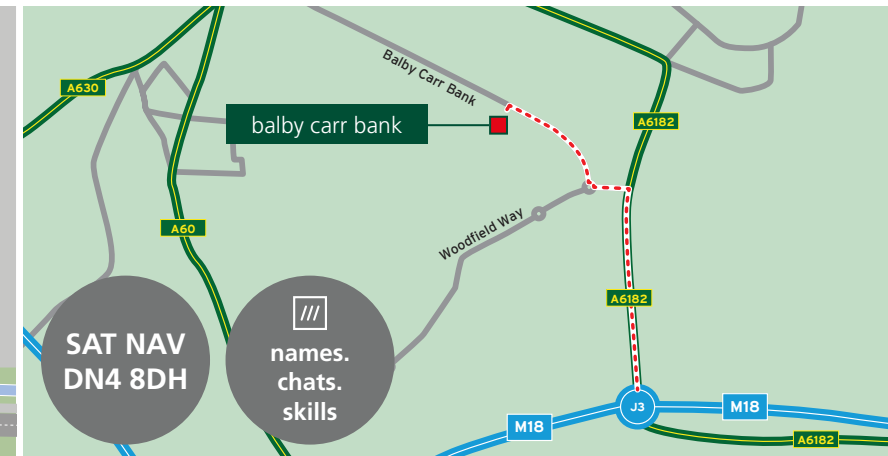
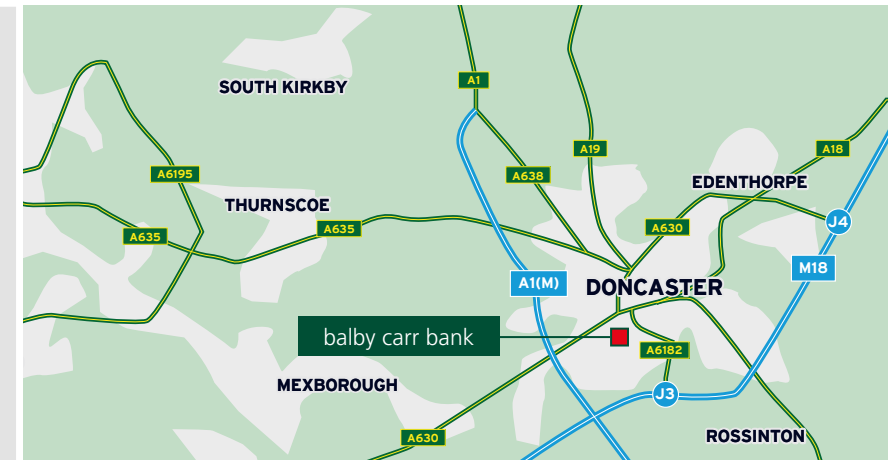
Secure Site



Power Available

ACCOMMODATION

PLOTS	ACRES
Plot A	1.26
Plot B	1.37
TOTAL	2.63



FURTHER INFORMATION

Is available through our joint agents:



Kitty Hendrick
07989 735 137
kitty.hendrick@knightfrank.com

Rebecca Schofield
07776 172 123
rebecca.schofield@knightfrank.com



Ed Norris
07711 319 339
ed@cpp.uk

Will Rowe
07709 281 377
will@cpp.uk