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# TO LET

## POTTERIC CARR INDUSTRIAL ESTATE

POTTERIC CARR ROAD | DONCASTER | DN4 5NP

### INDUSTRIAL UNITS

5,000 - 11,500 SQ FT

#### KEY FEATURES

- Modern Development
- Integral Office Space
- Secure Gated Site
- Ample Car Parking
- Close to Doncaster Town Centre
- Excellent Road Links
- Nearby Amenities



### CONTACT US:

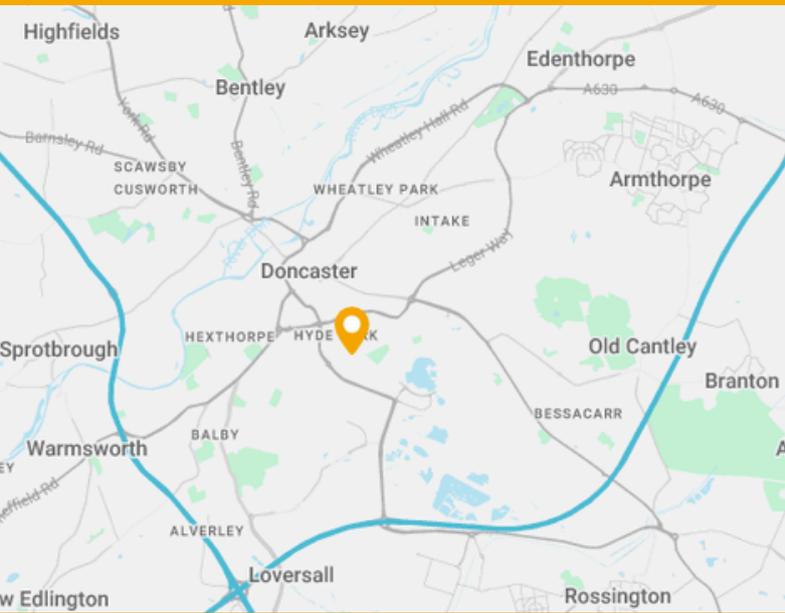
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# POTTERIC CARR INDUSTRIAL ESTATE

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## LOCATION

Potteric Carr Industrial Estate forms part of the Doncaster Lakeside development, adjacent to the popular Lakeside Village Outlet Shopping Centre and Premier Inn Hotel. The estate is accessed via Stadium Way, which connects to White Rose Way (A6182), the main arterial route from Doncaster town centre to Junction 3 of the M18.

Doncaster town centre lies a short distance to the north, providing a range of retail, dining, and professional services. Doncaster Sheffield Airport (DSA) is easily accessible from Junction 3 of the M18 via Great Yorkshire Way. The estate is ideally located for logistics and industrial occupiers, with the deep-water Humber Ports complex (Hull, Goole, Immingham, and Grimsby) reachable within one hour via the M18, M62, and M180.

## MODERN INDUSTRIAL UNITS 5,000 - 11,500 SQ FT

## DESCRIPTION

Potteric Carr Industrial Estate comprises a modern development of 4 detached industrial/warehouse units, providing flexible accommodation ranging in size from 5,000 sq ft up to 11,500 sq ft.

The units are of steel portal frame construction with integral office space. Elevations are a mix of brick and composite cladding, beneath composite panel roofs with roof lights, allowing natural light into the workspace. Loading is provided via electronically operated up-and-over doors, with two larger units benefiting from dedicated concrete surfaced yards and the two smaller units sharing a secure yard.

## KEY FEATURES

- Secure, gated site with controlled access
- Electronically operated up-and-over loading doors
- Dedicated and shared external yards
- Ample circulation space and parking
- Mains services including electricity, heating, and lighting
- Well-established surrounding occupiers
- Quick access to Junction 3 of the M18, linking to the M1, A1(M), and M62



## EPC

A copy of the individual EPC certificates are available upon request.

## TERMS

There are a range of flexible leasing options available. For further details please contact us.

## VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



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