

# Kirk Sandall Network Centre

Kirk Sandall (NS) Doncaster DN3 1GZ

Warehouse | 3,538 - 7,077 ft<sup>2</sup>



24-hour access



4 m eaves height



Electric roller shutter



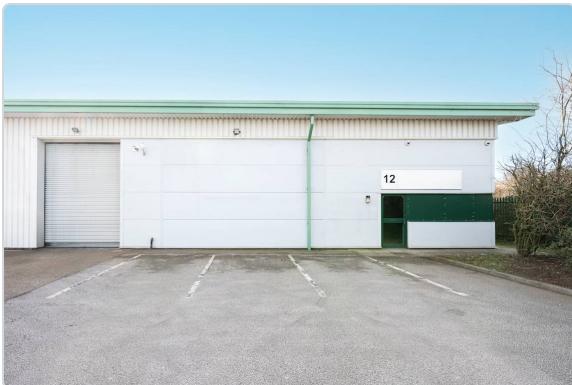
Three-phase power



Secure gated site

Available to Let





## Description

The properties comprise of steel portal frame construction with metal profile sheet clad elevations set beneath a pitched roof which incorporates translucent light panels. Internally the properties will provide an open warehouse space. The specification includes 4.27 metre eaves height, concrete floor, W/C facilities, lighting, gas blow heaters and electric roller shutter doors. Externally, the site benefits from CCTV and a secure gated yard and shared car parking with 24hr access.

## Further information

EPC  
Unit 4: B,  
Unit 12: C,

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

## Location

Kirk Sandall Network Centre forms part of the established Kirk Sandall Industrial Estate, and benefits from easy access to both Junction 4 of the M18 Motorway approximately 3.4 miles to the South East and Junction 3 of the M18 Motorway approximately 7 miles to the South West. Doncaster City Centre is also situated approximately 10.2 miles to the South. The surrounding area is home to notable occupiers including KC Sofas Doncaster, Aggreko Doncaster, BA Components, ProSolve and MIS Conversions.

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# Mileway

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## Accommodation:

| Unit    | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------|---------------|--------------|--------------|--------------|
| Unit 4  | Warehouse     | 3,539        | Immediately  | 2,802        |
| Unit 12 | Warehouse     | 3,538        | Immediately  | 2,801        |
| Total   |               |              |              | 7,077        |

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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