

Kirk Sandall Network Centre

Kirk Sandall (NS) Doncaster DN3 1GZ

Warehouse | 3,538 – 7,077 ft²



24-hour access



4 m eaves height



Electric roller shutter



Three-phase power



Secure gated site

Available to Let



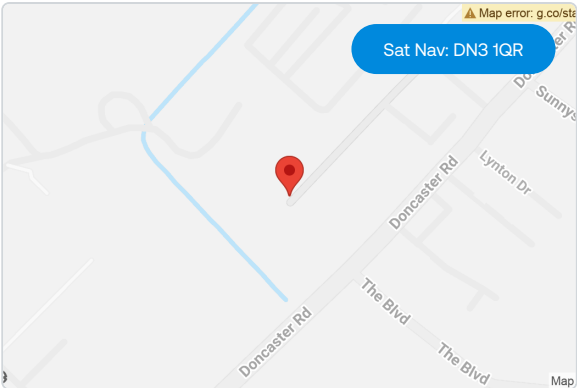
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Description

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.



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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 4	Warehouse	3,539	Immediately	2,581
Unit 12	Warehouse	3,538	Immediately	2,580
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.

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.	Terms Available on new full repairing and insuring leases.	Legal costs All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

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