

# Kirk Sandall Industrial Estate

Century Close Doncaster DN3 1QR

Warehouse | 4,849 ft<sup>2</sup>



Roller shutter door



24 hour access



Service yard



Ample parking

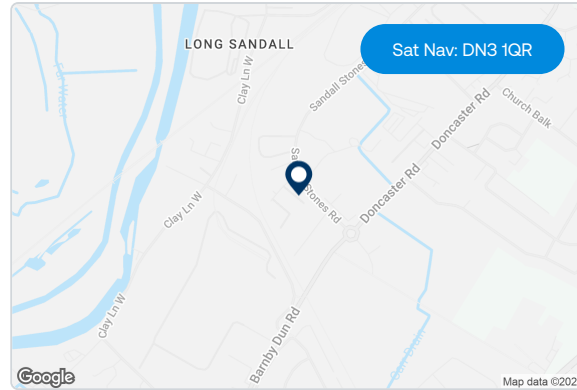


Excellent road connections

Available to Let

# Images coming soon

Images coming soon



## Description

These high-quality industrial units are ideally located near Wheatley Hall Road, offering excellent accessibility. The premises feature a robust specification, including three-phase power and convenient 3.5m wide/ 4m height roller shutter door access.

Unit benefits from ample parking space. The building is constructed with a steel portal frame, complemented by brick/block and profile-clad elevations beneath a pitched, profile-clad roof.

The secure, fenced site provides 24-hour access, ensuring flexibility and peace of mind for your operations.

## Location

The property is in an established industrial area of Kirk Sandall, close to Wheatley Hall Road in Doncaster fronting Century Close. Kirk Sandall is approximately 4 miles (6.4 km) to the northeast of Doncaster and there are good links with the motorway network with access to the A1(M), M18 and M1 motorways less than 4 miles (5.4k m) away. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.



## Accommodation:

| Unit   | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|--------|---------------|--------------|--------------|--------------|
| Unit 7 | Warehouse     | 4,849        | Immediately  | 3,233        |
| Total  |               | 4,849        |              |              |

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  
7: 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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# Mileway

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