

# 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



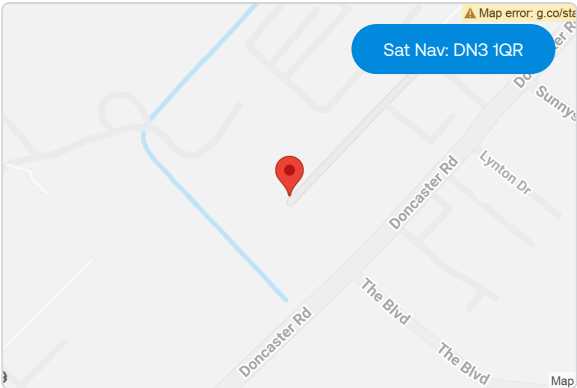
Three-phase power



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.

## 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.

## Further information

| EPC                    | Rent                                                                                                                  | Terms                                                                                                                                                                                                   | Legal costs                                                                            |
|------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Unit 4: B, Unit 12: C, | Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary. | Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rents may be reviewed and adjusted on renewal. Full terms and conditions available on request. | All parties will be responsible for their own legal costs incurred in the transaction. |

[Book a viewing](#)

**Tom Graham**  
Mileway  
yorkshire@mileway.com  
0113 8683776

**Will Rowe**  
CPP  
will@cpp.uk  
0114 270 9165

**Kitty Hendrick**  
Knight Frank  
Kitty.Hendrick@knightfrank.com  
0114 241 3907

**Alfie Broughton**  
CPP  
alfie@cpp.uk  
07887 492745



## Accommodation:

Prices are valid for 2026 only

| Unit    | Property Type | Size (sq ft) | Availability | PCM Rent (£) | Reduced Rent (£) | EPC |
|---------|---------------|--------------|--------------|--------------|------------------|-----|
| Unit 4  | Warehouse     | 3,539        | Immediately  | 2,581        | 2,212            | B   |
| Unit 12 | Warehouse     | 3,538        | Immediately  | 2,580        | 2,212            | C   |
| Total   |               | 7,077        |              |              |                  |     |

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rents may be reviewed and adjusted on renewal. Full terms and conditions available on request.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**