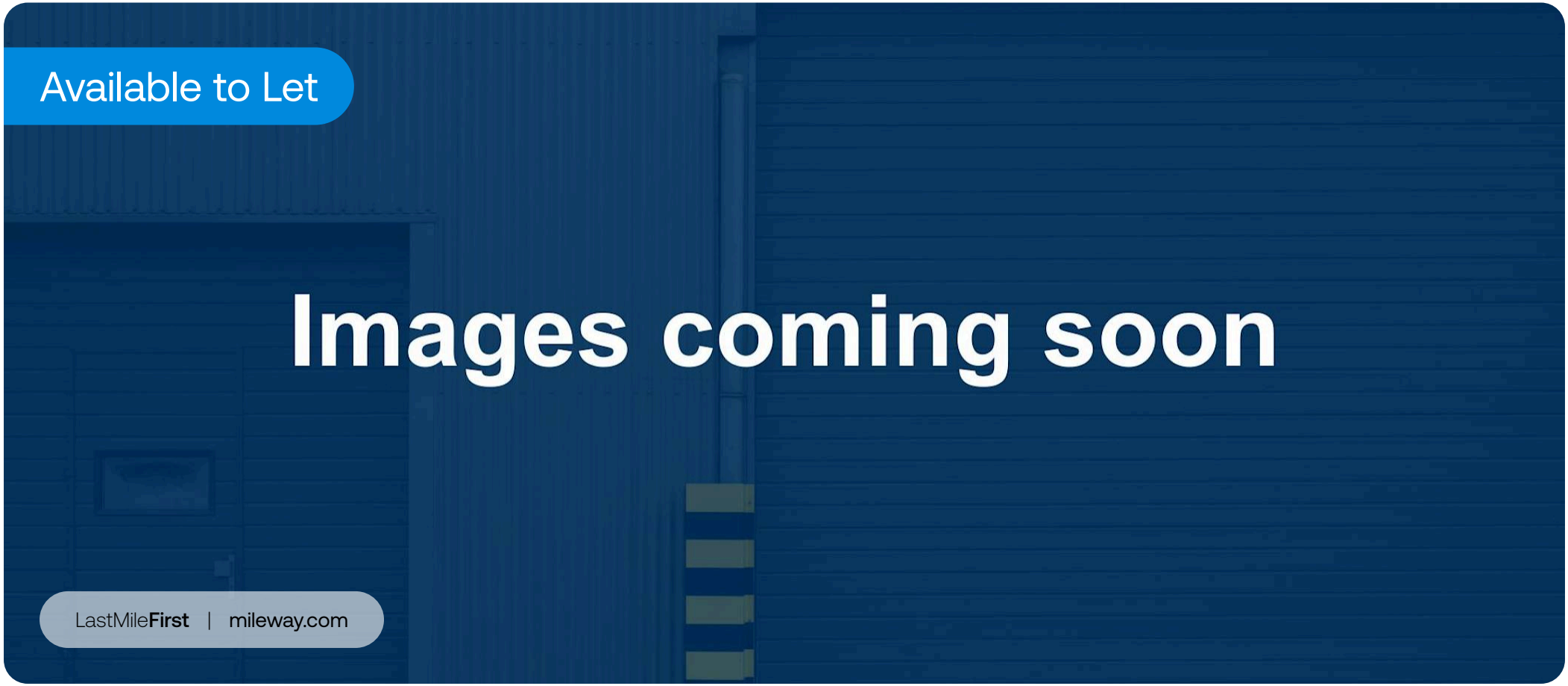
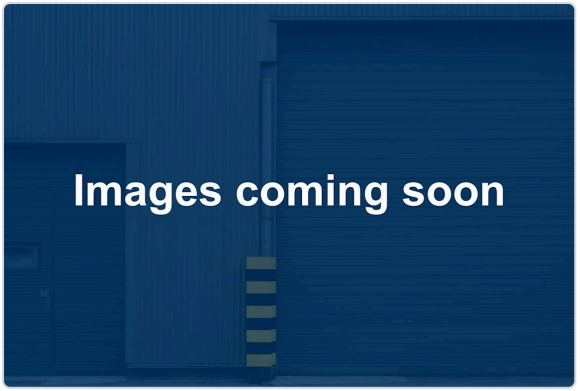
Kirk Sandall Industrial Estate

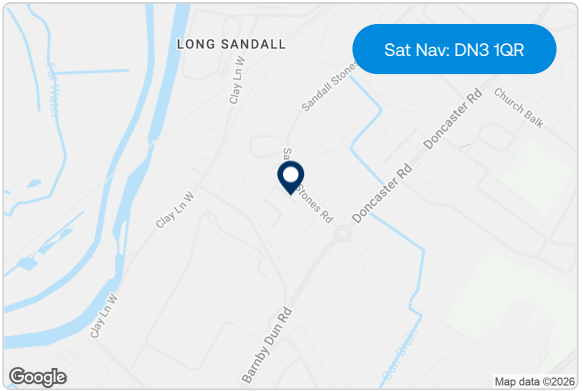
Century Close Doncaster DN3 1QR

Warehouse | 4,849 ft²

- Roller shutter door
- 24-hour access
- Service yard
- On-site parking
- Excellent connectivity







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.

Further information

EPC
EPC is available upon request.

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

Terms
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.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Mileway

Charles Chilufya
yorkshire@mileway.com
0113 8683776

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.



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 7	Warehouse	4,849	Immediately	3,233	2,223	C
Total		4,849				

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.

Mileway