Guildhall Industrial Estate

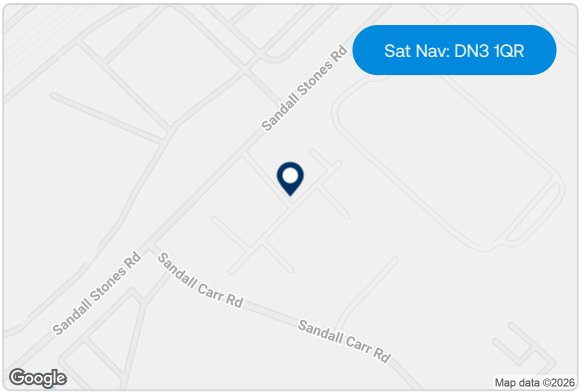
Sandall Stones Road Kirk Sandall Doncaster DN3 1QR

Warehouse | 1,439 ft²

- 24-hour access
- Roller shutter door
- Secure yard
- Three-phase power
- LED lighting







Description

The available units are of steel portal frame construction with part brick part steel clad elevations beneath a pitched roof.

The properties form part of a modern development and offer a full height roller shutter door, three-phase power and LED lighting. As well as this, the site benefits from 24-hour access and a secure gated entrance.

Typically, the units offer open plan warehouse with an approximate eaves height of 4.85m, together with a small ancillary office and WC's.

Location

Guildhall industrial estate is situated within the established industrial area of Kirk Sandall, Doncaster.

The area benefits from fantastic access to Junction 4 of the M18, which provides quick and easy links to the M62, M1 and A1(M). Guildhall is therefore well connected to the major cities such as Sheffield, Leeds, Nottingham and Manchester.

Doncaster City Centre is easily accessible via Wheatley Hall Road (A630) making it an attractive location for industrial occupiers.

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

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Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 4	Warehouse	2,358	Immediately	1,670	1,376	B
Unit 10	Warehouse	2,359	Immediately	1,670	1,376	B
Unit 18	Warehouse	1,439	Immediately	1,019	869	D
Unit 20	Warehouse	1,447	14/01/2027	1,024		E
Total		7,603				

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