

Unit(s) 4 & 5, Sandall Stones Road  
Kirk Sandall, Doncaster DN3 1QR

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**4,841 SqFt** (449.73 SqM)

- Excellent Circulation Space
- Established location
- Kirk Sandall Industrial Estate
- Front and rear yards

# FOR SALE/TO LET



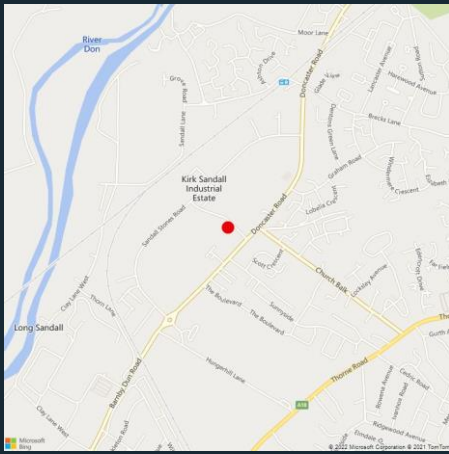
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## LOCATION

The property is located in established industrial area of Kirk Sandall, just off Sandall Stones Road in Doncaster.

Kirk Sandall is approximately 4 miles 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 away.

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. 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.

## DESCRIPTION

The property comprises the end and middle warehouse units within a terrace which have been connected at the rear.

Internally the unit(s) provide open plan workshop/warehouse accommodation with kitchen and office facilities along the side and a paint booth to the rear. They are linked by a double door sized opening towards the rear.

There is a shared yard to the front and further yard/storage space to the rear.

## PRICE

£35,000 per annum  
£450,000 Offers Around

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Rating E

## RATING

The adopted rateable value in the 2017 list is £18,750.

This information was obtained from an inspection of the Valuation Office Agency website in February 2018.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

Unit 4 - 1,948 sq ft (181.00 sq m)  
Unit 5 - 2,893 sq ft (268.80 sq m)

Total - 4,841 sq ft (449.80 sq m)

<b>Unit 4</b>	<b>1,948 SqFt</b>
<b>Unit 5</b>	<b>2,893 SqFt</b>
<b>Total</b>	<b>4,841 SqFt (449.73 SqM)</b>

## INSPECTIONS & FURTHER INFORMATION

Strictly by appointment via the agent

James Humphreys  
Barnsdales - Chartered Surveyors  
Tel: 01302 304 437  
Mobile: 07944 938 254  
james.humphreys@barnsdales.co.uk

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