Kirk Sandall Network Centre

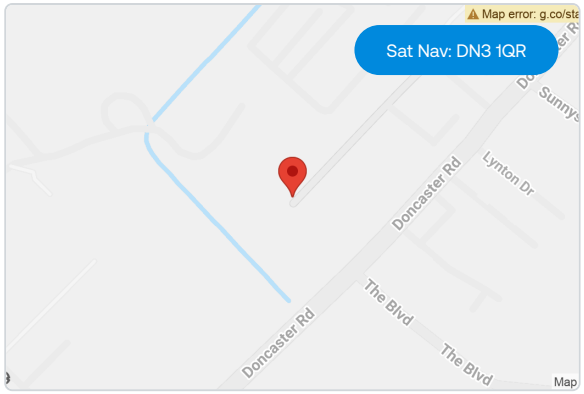
Kirk Sandall (NS) Doncaster DN3 1GZ

Warehouse | 2,650 - 3,539 ft²

- 24-hour access
- 4m eaves height
- Roller shutter door
- Three-phase power
- Secure gated yard







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
Unit 4: B, Unit 12: C,

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 1	Warehouse	2,650	Immediately	1,932	1,656	B
Unit 4	Warehouse	3,539	Immediately	2,581	2,212	B
Unit 12	Warehouse	3,538	Immediately	2,580	2,212	C
Total		9,727				

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