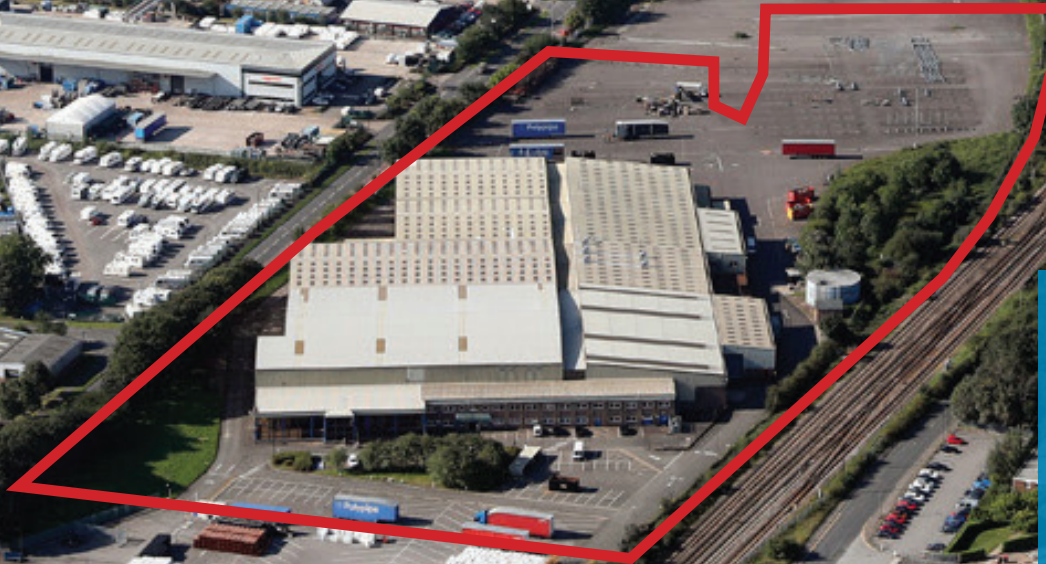


KS¹⁵⁰
DONCASTER

TO LET

INDUSTRIAL/MANUFACTURING/DISTRIBUTION UNIT

154,497 SQ FT (14,353 SQ M)



- Site Area - 11.95 acres (4.84 hectares)
- 11.94 m eaves height
- Large power supply 2MVA

Site boundary for indicative purposes.

DESCRIPTION

The property comprises a detached high bay industrial distribution unit which has been extended. The premises have two storey ancillary office accommodation to the front and associated external yard and parking areas.

SPECIFICATION

The premises are due to be refurbished and include

- Ranging eaves height extending to 11.94m
- 17 loading doors (ground and dock level)
- Lighting throughout
- Connections to all mains services with a large power supply of 2MVA available on site
- Fitted office accommodation with a mixture of open plan and partitioned space
- Additional Mezzanine floors within the main warehouse (that can be removed)
- 12.5tn crane serving part of the warehouse

Externally the premises have a good sized yard and dedicated car parking on a total site of approx 11.95 acres.



ACCOMMODATION

From the measurements provided, we understand that the building provides the following Gross Internal Areas (GIA).

	Sq m	Sq ft
Warehouse	13,070.24	140,687
Ground Floor Offices	781.63	8,413
First Floor Offices	501.41	5,397
TOTAL	14,353.28	154,497
Mezzanines (can be removed)	2,644.45	28,464.64

TERMS

The accommodation is available to let by way of a new occupational lease on terms to be agreed.

RENT

On application.

EPC'S

The property has an EPC rating of C (63).



KS150 Doncaster, Sandall Stones Road, Kirk Sandall, DN3 1QR



LOCATION

The property is located at the established Kirk Sandall Industrial Estate on Sandall Stones Road, approximately 4 miles to the east of Doncaster City Centre. The area benefits from good road connectivity with easy access to the A630 Wheatley Hall Road, one of the main arterial routes from Doncaster City Centre. Junction 4 M18 is approximately 3 miles to the East.

Doncaster forms one of the principle commercial hubs within Yorkshire, benefitting from excellent road and rail links. The city is located at the intersection of the A1 (M) & M18 motorways which in turn provide excellent connections to the M1 and M62 motorways.

Indicative site demise.

TRAVEL DISTANCES

ROAD/RAIL	Time	Distance
J4 M18	9 mins	4 miles
Doncaster Station	15 mins	4 miles
J37 A1(M)	18 mins	12 miles
M18 / M1 intersection	28 mins	21 miles
J35 M62	19 mins	15 miles
iPort Rail	20 mins	9 miles
Doncaster Int'l Railport	15 mins	15 miles
PORTS	Time	Distance
Goole	27 mins	20 miles
Hull	60 mins	48 miles
Immingham	53 mins	44 miles

VAT

All figures quoted are exclusive of VAT at the prevailing rates

LEGAL COSTS

Each party is responsible for their own costs incurred in any transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the successful party will be required to provide two forms of identification and confirmation of the source of funding.

BUSINESS RATES

Each party to be responsible for their own business rates and should make their own enquiries to verify the rates payable.

ALL ENQUIRIES

For additional information or to arrange an inspection please contact:



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