

# TO LET.

*Newly built industrial / warehouse units at the established Kirk Sandall Industrial Estate.*



**Units 1-4 Pilkington Road / Sandall Lane, Kirk Sandall Industrial Estate, Doncaster, DN3 1RA.**

*New industrial / warehouse units ranging from 2,150 – 2,387 sq ft – Available immediately.*



## Location.

The property located just off Pilkington Rd at the established Kirk Sandall Industrial Estate, located approximately 4 miles to the east of Doncaster City Centre. The area benefits from good road connectivity with the A630 Wheatley Hall Road only 1.4 miles away and Junction 4 of the M18 3.2 miles away.

The surrounding area is an established commercial location home to a mixture of industrial, trade and roadside retail occupiers. Well known occupiers within the area include Ardagh Glass, Howdens, Prosolve & BA Components.

## Description.

The property comprises a new modern industrial terrace unit of a steel portal frame construction with a profile clad elevation, incorporating impressive double height glazed entrances..

The property is to be finished to a high specification to include the following:

- 6m eaves
- LED Lighting
- Kitchenette facilities and WC's
- Finished to a high quality
- Shared Yard and parking to the front of the premises
- Full height roller shutter loading door
- Connections to all mains services



## Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 1	199.81	2,150
Unit 2	214.13	2,305
Unit 3	221.80	2,387
Unit 4	213.95	2,303
<b>Total</b>	<b>849.69</b>	<b>9,146</b>

## Quoting Rent.

The quoting rent is £9.00 per sq ft per annum exclusive.

## Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

## Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

## Rateable Value.

The premises will be assessed upon completion

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

## EPC.

The property will have a likely Energy Performance Certificate (EPC) rating of A and will be confirmed once constructed.

## Due Diligence.

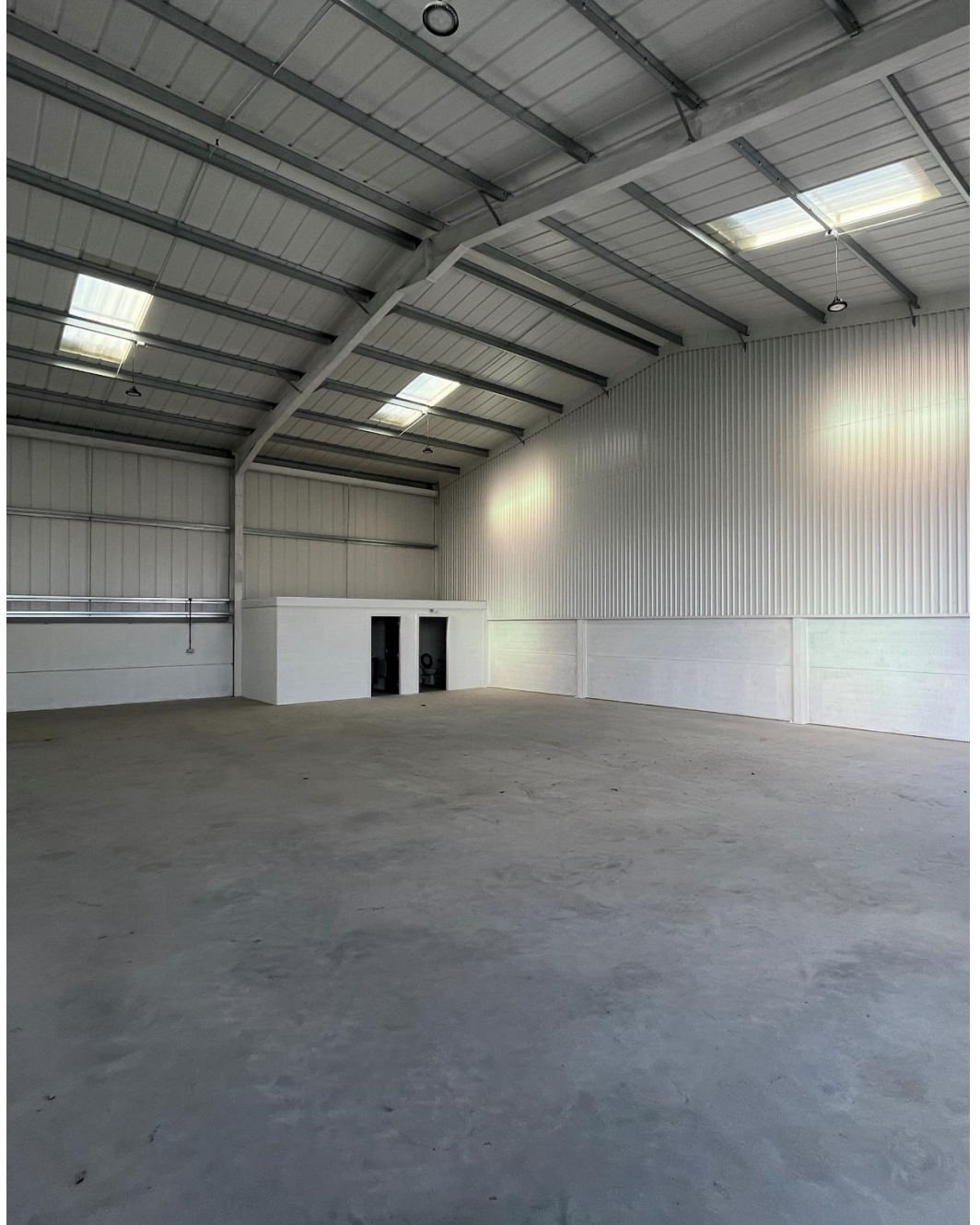
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Costs.

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



# Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

## Harry Orwin - Allen

+44 114 241 3912

+44 7467 912 623

[harry.orwin-allen@knightfrank.com](mailto:harry.orwin-allen@knightfrank.com)

## Jack Whiting

+44 114 241 3902

+44 7929 796 031

[Jack.Whiting@knightfrank.com](mailto:Jack.Whiting@knightfrank.com)

### Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs dated October 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people  
& property, perfectly.

