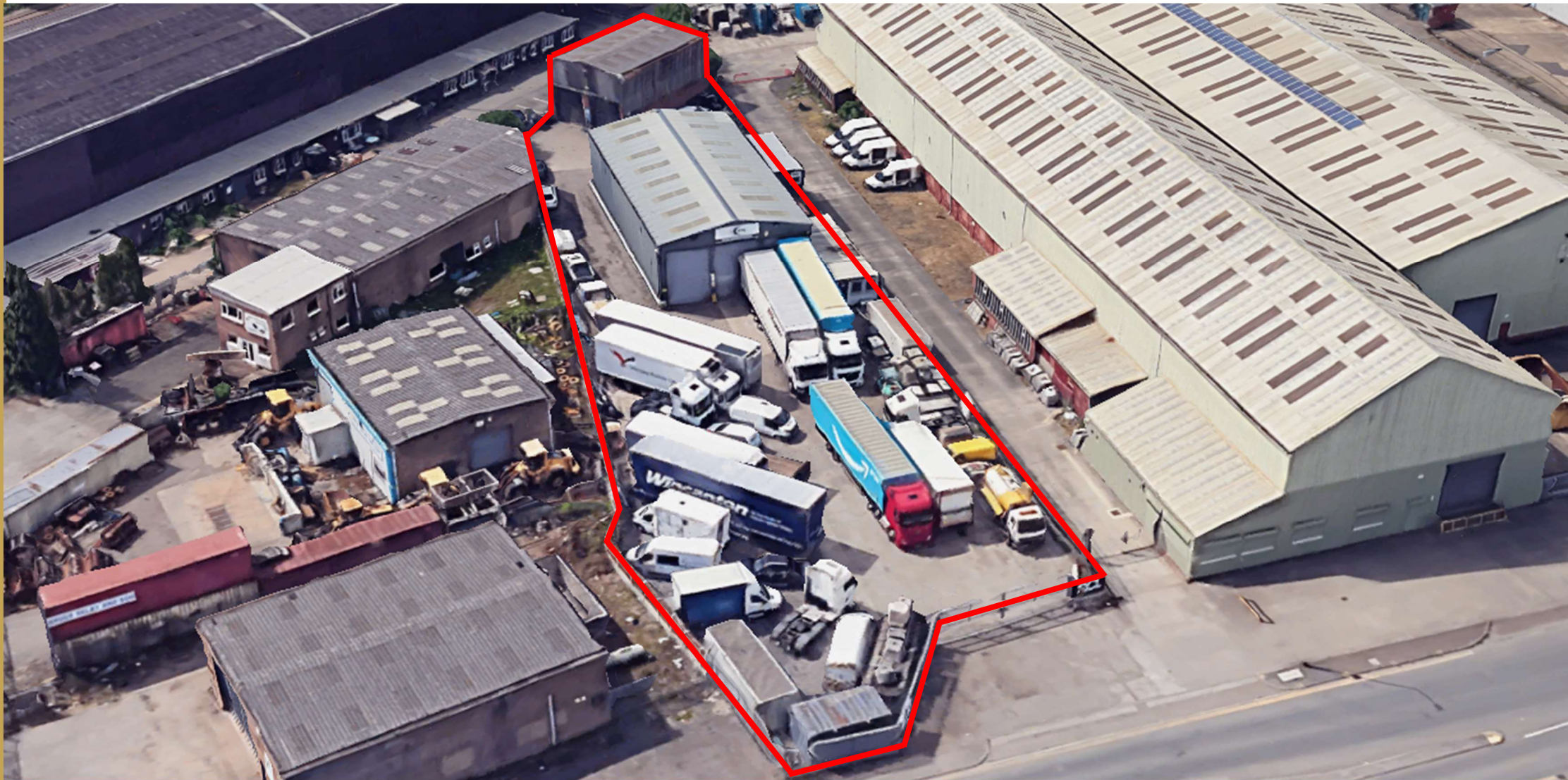


# FOR SALE



**UNIT 3 SANDALL LANE, KIRK SANDALL,  
DONCASTER, DN3 1RA**

- Freehold Industrial Site
- Two Detached Units on 0.68 Acres
- Currently Used as a HGV Service Centre
- Suit Owner Occupiers & Investors
- Total GIA: 443.82 Sq M (4,777 Sq Ft)



# FOR SALE – TWO DETACHED INDUSTRIAL UNITS ON 0.68 ACRES

## Property Summary

Two freehold & detached industrial units in a popular location in Doncaster. The site features two units currently used for HGV repairs and maintenance, along with a large yard providing open storage space and parking.

- Two detached industrial units of 1,425 and 3,352 Sq Ft on 0.68 acres
- Total GIA: 443.82 Sq M (4,777 Sq Ft)
- Open plan workshop/industrial areas.
- Secure compound / yard area.
- Currently used as HGV repairs workshop with a rolling road and an inspection pit.
- Suitable for a range of industrial, manufacturing and storage uses.
- We consider the property suitable for owner occupiers and speculative investors.
- Potential to create a multi let estate
- Low site density of only 16%
- Price on application – contact the agents

## Contact

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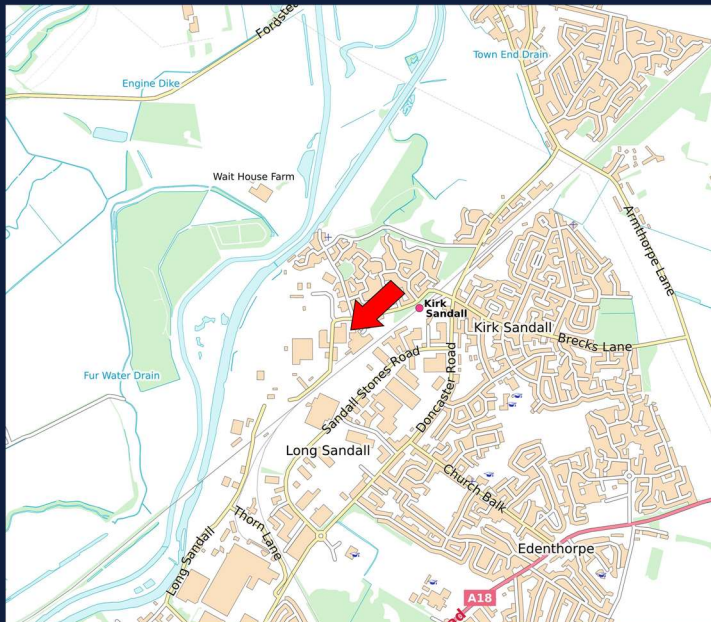


## Location

The two units are situated at Kirk Sandall, fronting Sandall Lane within the renowned Kirk Sandall Industrial Estate. This prime location, just 2 miles northeast of Doncaster City Centre, offers exceptional accessibility to the region's motorway network, with Junction 4 of the M18 only a short drive away.

Doncaster city is perfectly positioned 32 miles southeast of Leeds and 22 miles northeast of Sheffield. Its connectivity is further enhanced by the proximity to Junction 3 of the M18 Motorway and Junction 38 of the A1(M), both within 3 miles of the town centre.

This site presents a great investment opportunity for redevelopment. With its prime positioning, excellent transport links, and location within a vibrant economic hub, the property is ideally suited for a range of redevelopment projects.



## Description

This is a unique opportunity to acquire a rarely available freehold in a well established location.

The property comprises a versatile industrial site with two detached units sitting on 0.68 acres, currently used for HGV servicing centre. The property is able to cater to various industrial uses, and features a secure compound and fenced yard.

Both units have open-plan workshop areas.

Unit 1 is well-equipped with a rolling road and an inspection pit, offering specialised facilities for vehicle maintenance and inspection. Max eaves height 6.7m

Unit 2 provides a spacious open-plan workshop, allowing for flexible use for various industrial uses. Eaves height of 6.2m.

This property is ideal for both owner-occupiers and investors, with the potential to create further units in the yard.

Externally the yard is a mix of concrete and compact road planings.

The current owners are selling due to business relocation.

## Accommodation

Front Unit - 311.42 Sq M (3,352 Sq Ft)

Rear Unit - 132.40 Sq M (1,425 Sq Ft)

Total GIA: 443.82 Sq M (4,777 Sq Ft)

The Site extends to 0.68 acres. Providing a low site density of 16%

## Guide Price

Price on application. Please contact the agent.

## Business Rates

Rateable Value as of April 2023: To be confirmed.





# FOR SALE - UNIT 3 SANDALL LANE, KIRK SANDALL, DONCASTER, DN3 1RA

## EPC

Front: TBC

Rear: G

## Services

Mains services including 3-phase power supply are connected.

## Tenure

Freehold.

## Anti Money Laundering

Purchasers are required to comply with Anti Money Laundering Regulations.

## VAT

Prices are quoted exclusive of but may be subject to VAT.

## Viewings

By appointment with the agents below:

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