



**TO LET**

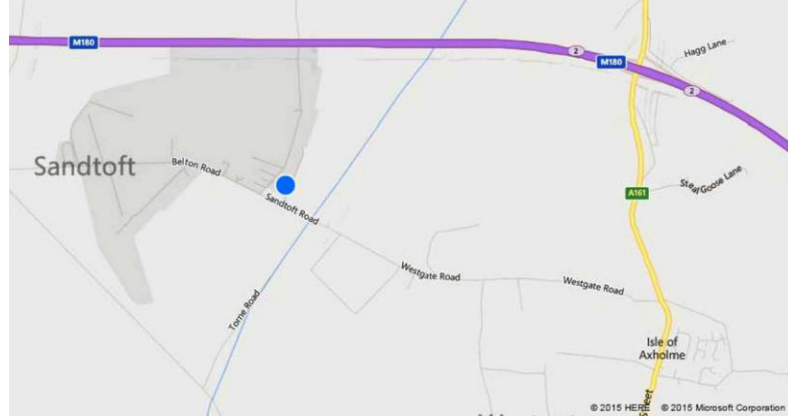
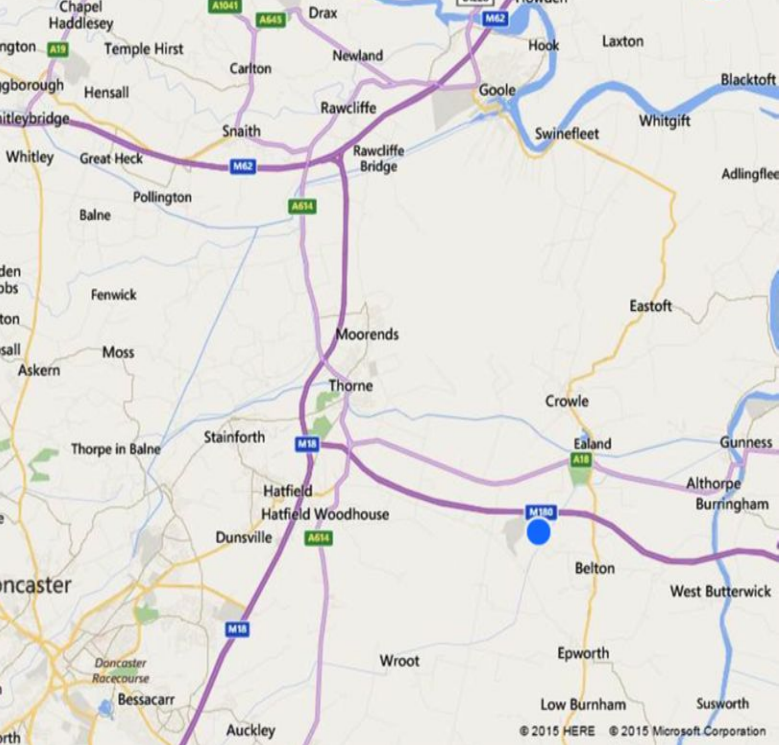
# SANDTOFT INDUSTRIAL ESTATE

SANDTOFT ROAD, BELTON, DONCASTER DN9 1PN



- At entrance to well established Industrial Estate
- Workshop units with 3 phase electricity
- Units include purpose built internal office space
- 3 miles from M180 Junction 2
- Quick completions usually possible

**WORKSHOP / INDUSTRIAL UNITS**  
**753 to 1,281 sq ft (70 to 119 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	
Doncaster	14	29	Car
Scunthorpe	12	19	Car
Gainsborough	17	34	Car
M18	7	11	Car
M62	14	17	Car

Source: theAA.com

# SANDTOFT INDUSTRIAL ESTATE

SANDTOFT ROAD, BELTON, DONCASTER



## DESCRIPTION

10 units in 2 blocks accessed off shared forecourts with parking space. All the units are steel framed with brick/blocks walls and insulated cladding. The roofs are insulated metal deck with translucent rooflights. Subject to availability units can be combined to create larger floorplates.

## SPECIFICATION

- Modern purpose built workshops with office space
- 3 Phase Electricity
- Most units include tea-point kitchen
- Separate loading and personnel access doors
- Electric Heating (block 2)

## EPC

The EPC ratings at this property range between C51 and E122.

## LOCATION

Sandtoft Industrial Estate is located in the village of Belton on Sandtoft Road. The main estate entrance is just opposite the Sandtoft Airfield and these units are at the front of the estate. The estate is just 3 miles from Junction 2 of the M180.

## TERMS

- Range of Tenancy options available
- Rent payable by monthly direct debit
- Tenant repairs/redecorates the interior on the unit (inc all doors and windows)
- Landlord repairs/redecorates the exterior and structure
- Landlord insures the building
- Administration fee of £150 payable on completion

## VIEWING / FURTHER INFO

Please contact us for current availability and to arrange a viewing.



**Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ**

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