



TO LET

LAKE ENTERPRISE PARK

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

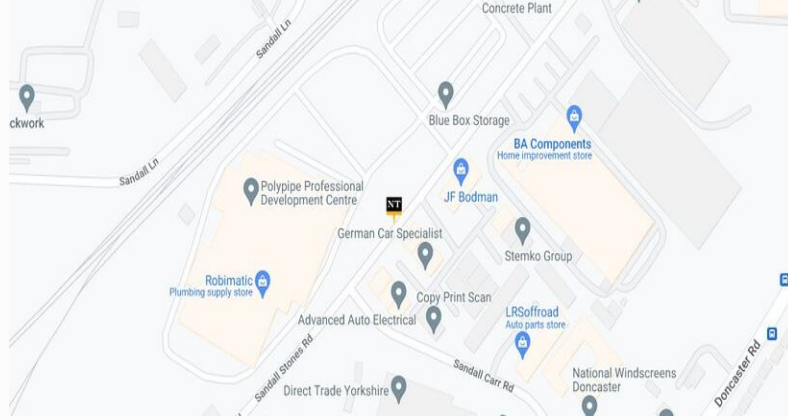


- Well established industrial and business location
- 3 Phase electricity supplies
- Estate CCTV cover
- Gated entrance road and yards
- Recently refurbished roofs and entrance doors/windows
- Range of tenancy agreements and leases available

WORKSHOP / INDUSTRIAL UNITS
505 to 8,810 sq ft (47 to 818 sq m)



NORTHERN TRUST
WWW.NTRPROPERTIES.CO.UK



TRAVEL DISTANCE

	Miles	Mins	Transport
Doncaster	4	10	Car
M18	3.5	8	Car
A1 (M)	7	17	Car
M1	19.5	24	Car
M62	14	18	Car

Source: theAA.com

LAKE ENTERPRISE PARK

SANDALL STONES ROAD, KIRKSANDALL, DONCASTER, SOUTH YORKSHIRE



DESCRIPTION

Lake Enterprise comprises of 30 industrial / workshop units split into 5 blocks. The estate totals 39,966 sq ft with individual unit sizes ranging from 505 to 8,810 sq ft. Subject to availability, units can be combined to create larger floorplates. The units are easily accessed off shared forecourts which provide good circulation and car parking space. The units are constructed of steel frames with concrete floors and brickwork or metal cladding walls. Roofs are insulated metal deck incorporating translucent roof lights. The units also benefit from separate pedestrian and loading entrances.

SPECIFICATION

- 3 Phase electricity
- Sectional or roller shutter loading doors (some powered)
- Separate glazed personnel entrances
- Estate CCTV system
- Fenced and gated estate

EPC

The EPC ratings on the available units range from B34 - E117. A copy of the individual EPC's are available upon request.

LOCATION

Lake Enterprise Park is part of the well established Kirk Sandall Industrial Estate, situated approximately 4 miles north east of Doncaster town centre via the A630. Doncaster is a large market town in South Yorkshire located 20 miles from Sheffield. The estate benefits from excellent transport links with the A18 only 5 minutes away and junction 4 of the M18 less than 4 miles away. Doncaster's railway station is on the East Coast Main Line and is located just over 4 miles away. Nearby amenities include Tesco Edenthorpe Superstore only 4 minutes away, The Glasshouse eatery 11 minutes walk away and Thorne Road Retail Park just over 1.5 miles away.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING / FURTHER INFO

Please contact us regarding availability and to arrange a viewing.



2G The Gateway • Fryers Way • Silkwood Park • Ossett • Wakefield • WF5 9TJ

yorkshire@northerntrust.co.uk

MISREPRESENTATION ACT: Northern Trust and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. October 2023. Designed and produced by Creativeworld Tel: 01282 858200.