

**Mileway**

Sandall Stones Road, Kirk Sandall, DN3 1QR

SOUTH YORKSHIRE

# KS150 Doncaster

**Available To Let**  
Industrial/Manufacturing/Distribution Unit  
154,497 sq ft (14,353 sq m)

# KS150 Doncaster



Under refurbishment



Ranging eaves height  
extending to 11.94m



17 loading doors  
(ground and dock level)



Lighting throughout



Total site of approximately  
11.95 acres



Refurbished fitted offices

## Available To Let

Industrial/Manufacturing/Distribution Unit  
154,497 sq ft (14,353 sq m)

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. The premises are due to be refurbished and include additional Mezzanine floors within the main warehouse (that can be removed) and Fitted office accommodation with a mixture of open plan and partitioned space.

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

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.



Power supply of  
2MVA available  
on site



12.5tn crane  
serving part of  
the warehouse

## Siteplan



## Accommodation

Unit	Area (sq m)	Area (sq ft)
Warehouse	13,070.24	140,687
Ground Floor Offices	781.63	8,413
First Floor Offices	501.41	5,397
<b>TOTAL</b>	<b>14,353.28</b>	<b>154,497</b>

Gross Internal Areas (GIA).



# KS150 Doncaster

Sandall Stones Road, Kirk Sandall, DN3 1QR

## Terms

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

## Rent

On application.

## EPC'S

EPC available upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rates.

## Viewing / Further Information

### Mileway

Rich Armitage  
yorkshire@mileway.com  
0113 8683776



Ed Norris  
ed@cpartners.co.uk  
07711 319 339

Max Pickering  
max@cpartners.co.uk  
07835 059363



Rebecca Schofield  
rebecca.schofield@knightfrank.com  
07776 172 123

Harry Orwin-Allen  
harry.orwin-allen@knightfrank.com  
07467 912 623

## 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.

## Location

Doncaster forms one of the principle commercial hubs within Yorkshire, benefitting from excellent road and rail links.

The area enjoys 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.



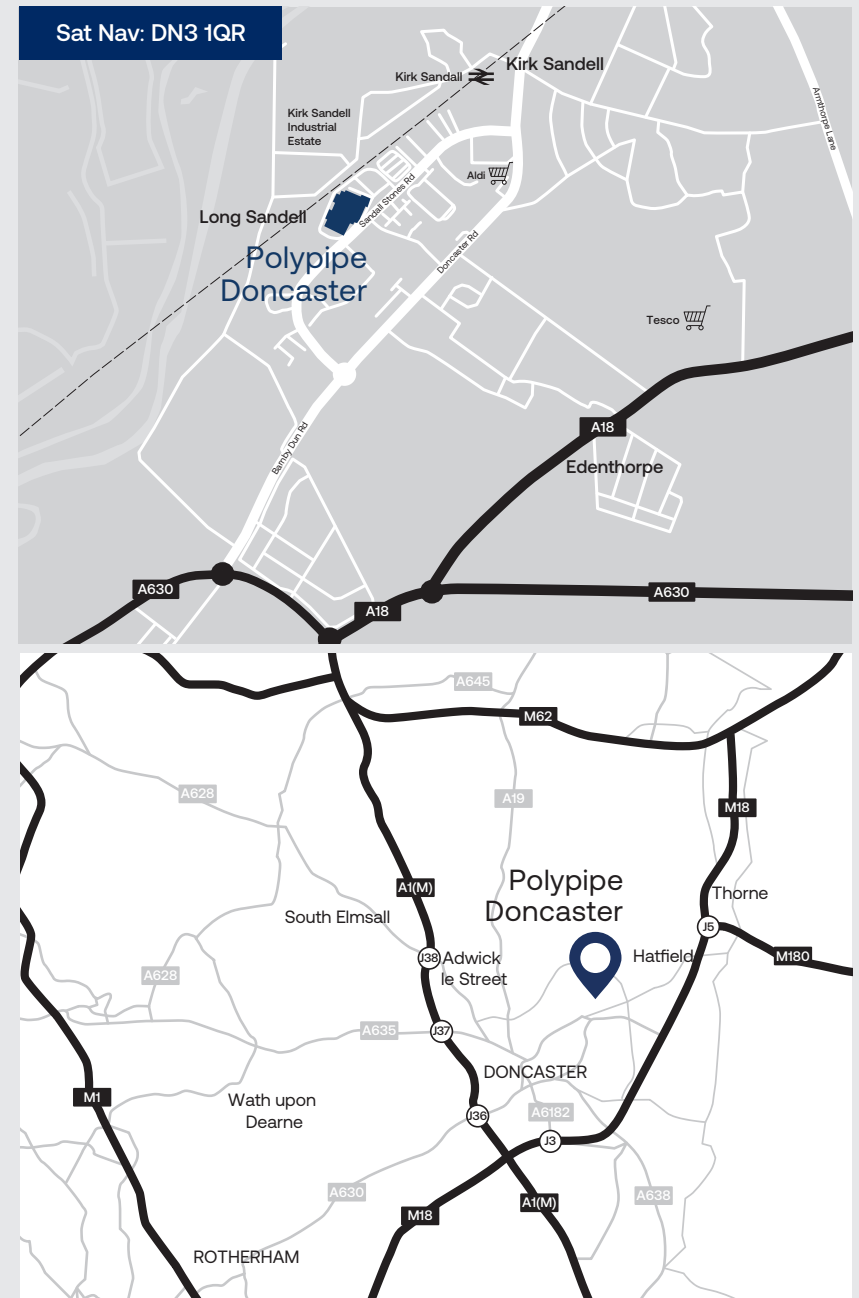
## By Rail

Doncaster station is 4 miles away and a 9 minute drive.  
iPort Rail is 9 miles away and a 20 minute drive.  
Doncaster International Railport Terminal is 15 miles away and a 15 minute drive.



## By Road

Doncaster is located at the intersection of the A1(M) & M18 motorways which in turn provide excellent connections to the M1 and M62 motorways.  
M18/M1 intersection is 21 miles away and a 28 minute drive.



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. April 2024.

mileway.com

Mileway