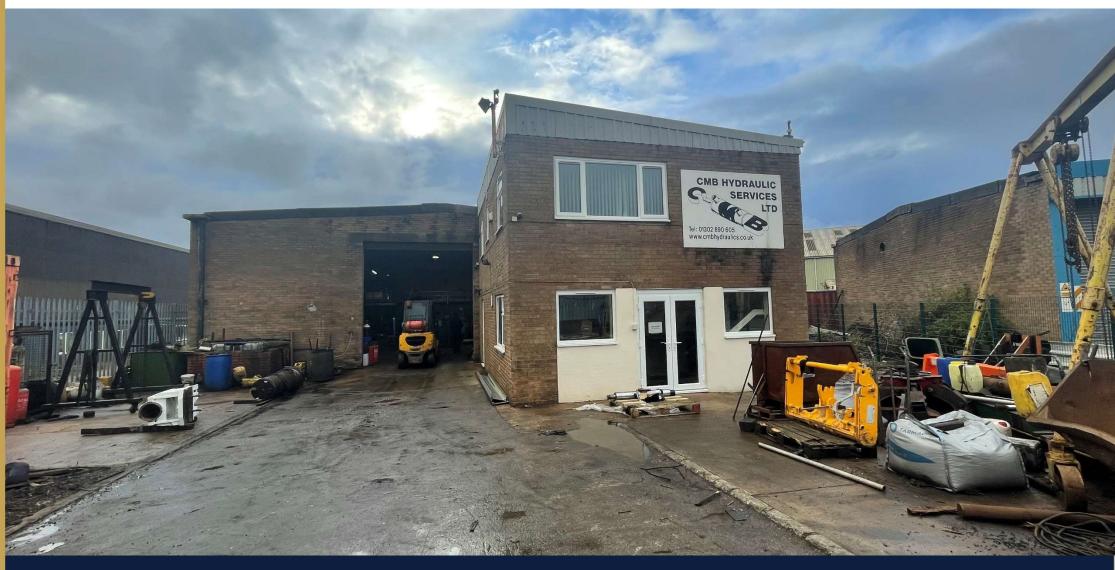
# **FOR SALE**





UNIT C, SANDALL LANE, KIRK SANDALL INDUSTRIAL ESTATE, DONCASTER, DN3 1RA

- Industrial Unit / Workshop
- 542.08 Sq M (5,835 Sq Ft)
- Secure Compound / Yard
- Established Industrial Location
- Offers over £300,000

## Location

The property is well positioned at Kirk Sandall fronting Sandall Lane, which is part of the popular and well established Kirk Sandall Industrial Estate.

The site is 2 miles north east of Doncaster City Centre and is well positioned to take advantage of the regions motorway network with J4 of the M18 a short drive away.

## **Description**

Detached industrial/workshop unit used for many years as an engineering workshop. The property provides the following specification:

- Open plan workshop/industrial area
- Eaves of 4.51m to 5.50m
- Useful mezzanine area to the rear of the workshop/unit
- Roller shutter door access
- Secure compound / yard area
- Two storey office block attached to the workshop
- 3phase power supply
- W/C and kitchenette facilities
- Suitable for a range of industrial, manufacturing and storage uses

We consider the property suitable for owner occupiers and speculative investors.

## Accommodation

 Workshop:
 392.90 Sq M
 (4,229 Sq Ft)

 Two storey office:
 92.43 Sq M
 (995 Sq Ft)

 Mezz:
 56.75 Sq M
 (611 Sq Ft)

 Total GIA:
 542.08 Sq M
 (5,835 Sq Ft)

### **Guide Price**

We are inviting offers in excess of £300,000 for the freehold interest.

#### **Business Rates**

Rateable Value as at April 2023: £23,250

## **EPC**

Please ask the agent.

#### **Services**

Mains services including 3-phase power supply are connected.

# **Anti Money Laundering**

The purchaser will have to supply information to comply with Anti Money Laundering regulations.

#### **VAT**

The property is not VAT elected.

# **Viewings**

By appointment – please get in touch.

## Contact

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