

# 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

Ben Flint MRICS

Mob: 07494735001

Tel: 01302 639838

Email: [ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

Web: [www.flintrealestate.co.uk](http://www.flintrealestate.co.uk)



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