

INDUSTRIAL / WAREHOUSE PREMISES

TO LET.

UNIT 6A •
SANDALL STONES ROAD • KIRK SANDALL •
DN3 1QR •



- Industrial / Warehouse Units
- 78.17 Sq M (841.48 Sq Ft)
- Office & W/C

- Open Plan Workshop
- Established Industrial Location
- Good Road Links



UNIT 6A
SANDALL STONES ROAD • KIRK SANDALL •
DN31QR •



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 northeast of Doncaster City Centre and is well positioned to take advantage of the region's motorway network with J4 of the M18 a short drive away.

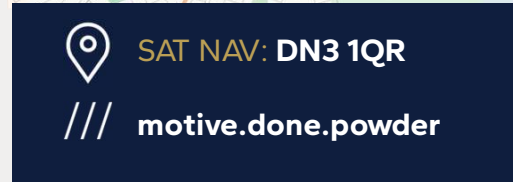
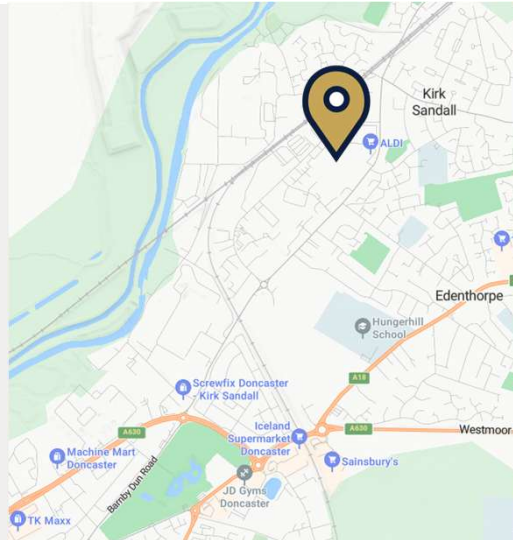
DESCRIPTION

Terraced industrial unit/lock-up with roller shutter and pedestrian door to the front also benefitting from the below specification:

- Open plan warehouse space
- WC and office block
- Concrete floors
- Established industrial location
- 24-hour access

ACCOMMODATION

78.17 Sq M (841.48 Sq Ft)



RENT / TERMS

Asking rent: £8,400 per annum exclusive on terms to be agreed.

BUSINESS RATES

Rateable Value: £5,400

Qualifying occupiers may benefit from 100% Rates Relief.

VAT

VAT is applicable

SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

EPC

Rating: E (111)

AML

Tenants will have to supply information to comply with AML Regulations.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared May 2026.