MODERN INDUSTRIAL / WAREHOUSE PREMISES

TO LET.

UNIT 4 • PILKINGTON ROAD • KIRK SANDALL • DN3 1RA •



- Recently Built Modern Warehouse / Industrial
- 213.95 Sq M (2,303 Sq Ft) GIA
- Good Quality Unit
- Suit Various Uses
- Established Industrial Location
- Good Road Links

FLINT REAL ESTATE

LOCATION

The property located just off Pilkington Rd at the established Kirk Sandall Industrial Estate, located approximately 4 miles to the east of Doncaster City Centre. The area benefits from good road connectivity with the A630 Wheatley Hall Road only 1.4 miles away and Junction 4 of the M18 3.2 miles away.

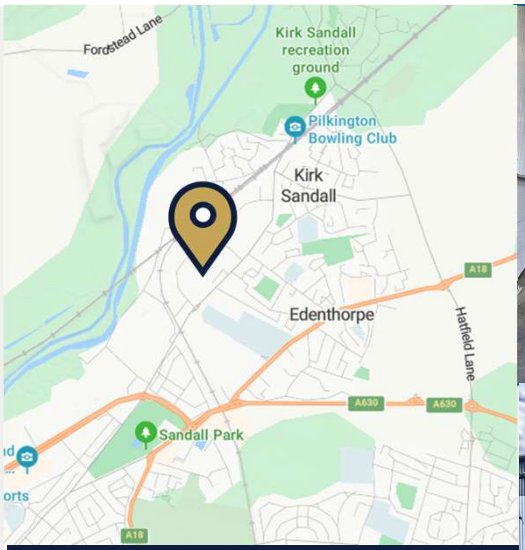
DESCRIPTION

The property comprises a new modern industrial terrace unit of a steel portal frame construction with a profile clad elevation, incorporating impressive double height glazed entrances.. The property is to be finished to a high specification to include the following:

- 6m eaves
- LED Lighting
- Kitchenette facilities and WC's
- Finished to a high quality
- Shared Yard and parking to the front of the premises
- Full height roller shutter loading door
- Connections to all mains services
- Generous parking areas and circulation space

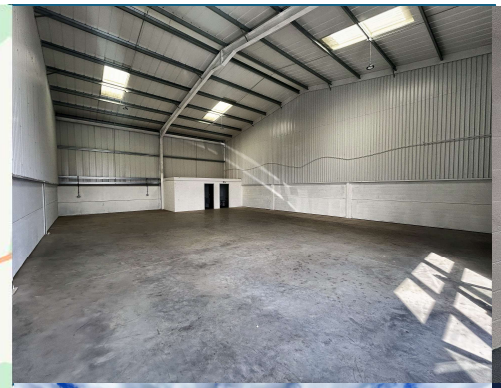
FLOOR AREAS

213.95 Sq M (2,303 Sq Ft) GIA

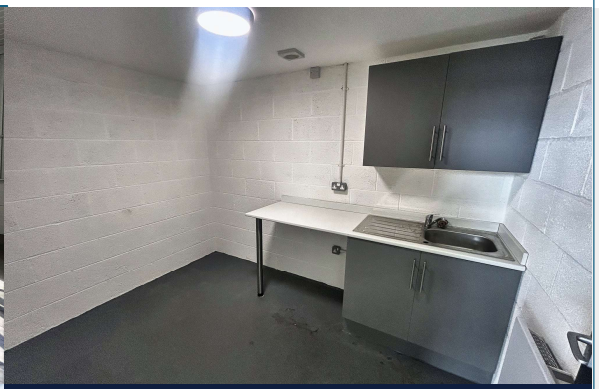


SAT NAV: **DN3 1RA**

/// **GAINED.ENGINEERS.DRAG**







RENT / TERMS

Asking rent: £24,000 per annum exclusive on terms to be agreed.

BUSINESS RATES

Rateable Value: £13500

Please note this is not the rates payable.

VAT

VAT is applicable

SERVICES

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

EPC

To be confirmed.

AML

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

VIEWINGS

By appointment with the Sole Agents below:

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