

**Mileway**

# Guildhall Industrial Estate Doncaster

Available to Let  
Warehouse  
2,358 - 14,168 sq ft ( 219 - 1,315 sq m )

24-hour access



Roller shutter doors



Communal yard



4.85 m eaves height



Three-phase power



LED lighting



# Guildhall Industrial Estate

Sandall Stones Road Kirk Sandall Doncaster DN3 1QR



## Description

The properties are of steel portal frame construction with part brick part steel clad elevations beneath a pitched roof.

The properties form part of a modern development and offer a full height roller shutter door, three-phase power and LED lighting. As well as this, the site profits from 24-hour access and occupiers benefit from a secure gated entrance.

Typically, the units offer open plan warehouse with an approximate eaves height of 4.85m, together with a small ancillary office and WC's.

## Location

Guildhall industrial estate is situated within the established industrial area of Kirk Sandall.

Guildhall benefits from fantastic access to Junction 4 of the M18, which provides quick and easy links to the M62, M1 and A1(M). Guildhall is therefore well connected to the major cities such as Sheffield, Leeds, Nottingham and Manchester.

The estate also provides easy access to Doncaster City Centre via Wheatley Hall Road (A630) making it an attractive location for industrial occupiers.

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## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

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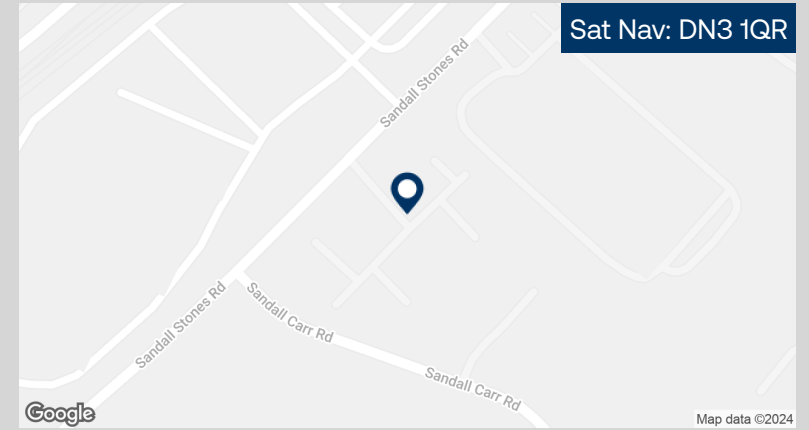
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## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 4	Warehouse	2,358	219	Immediately
Unit 10	Warehouse	2,359	219	Immediately
Unit 12	Warehouse	2,362	219	Immediately
Unit 13/14	Warehouse	4,728	439	Immediately
Unit 15	Warehouse	2,361	219	Immediately
Total		14,168	1,315	

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