



COMMERCIAL PROPERTY PARTNERS

For Sale
Sandall Stones Road
Kirk Sandall Industrial Estate
Doncaster
DN3 1QR



Detached Industrial For Sale 11,186 Sq Ft (1,039.18 Sq M)

- Secure Perimeter Site
- Prominent Site in an Established Commercial Area
- Large External Areas

Detached Industrial For Sale

11,186 Sq Ft (1,039.18 Sq M)

Location

The property is well positioned at Kirk Sandall fronting Sandall Stones Road. The site is 2 miles north east of Doncaster Town Centre with prominence at the Industrial estate at Kirk Sandall.

Description

The subject property provides two detached industrial/warehouse units set with 0.89 acres fronting Sandal Stone Road in Doncaster.

The units are currently the HQ facility for Skanwear and provide offices and distribution from the location.

Access to the site is via two separate gates leading to a large surfaced yard/parking area. Internally the building is accessed via a personnel door leading to reception and office area with additional access via multiple shutter entrances leading to the storage area. Additional storage is provided via a mezz floor within the warehouse.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	9,234	857.84
Warehouse	1,669	155.05
TOTAL	11,186 SQ FT	1,039.18 SQ M

Terms

Freehold quoting £875,000

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

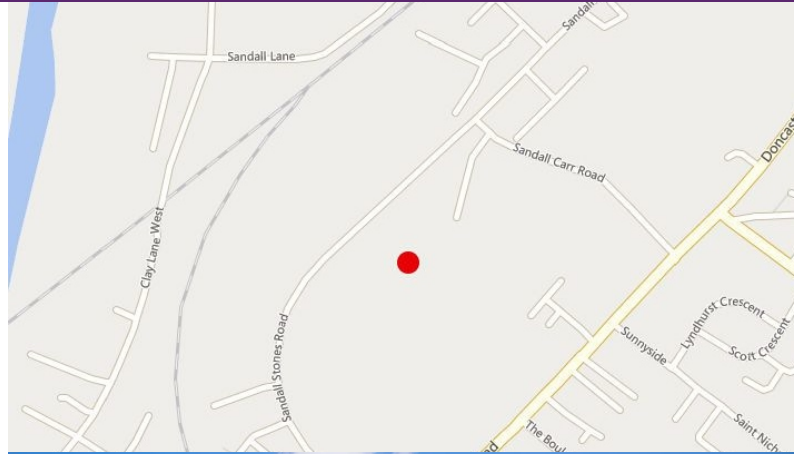
Rateable Value

Current RV - £37,750.

Payable (based on 51.2 p in the £) £19,328 pa

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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