

Guildhall Industrial Estate

Sandall Stones Road Kirk Sandall Doncaster DN3 1QR

Warehouse | 2,355 - 4,714 ft²



24-hour access



Roller shutter doors



Secure yard



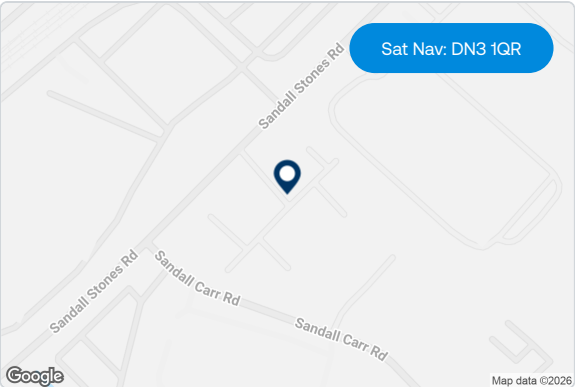
Three-phase power



LED lighting

Available to Let

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Description

The available units 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 benefits from 24-hour access and 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, Doncaster.

The area 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.

Doncaster City Centre is easily accessible via Wheatley Hall Road (A630) making it an attractive location for industrial occupiers.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 2	Warehouse	2,355	Immediately	1,668
Unit 10	Warehouse	2,359	Immediately	1,670
Total		4,714		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

Further information

EPC Unit 2: D, Unit 10: B,	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Terms Available on new full repairing and insuring leases.	Legal costs All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

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