



Unit 4 & 5, Sandall Stones Road, Kirk Sandall, Doncaster, DN3 1QR

Industrial / Industrial / Warehouse To Let, Doncaster

Summary

Tenure	To Let
Available Size	4,841 sq ft / 449.74 sq m
Rent	£22,000 - £42,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Excellent Circulation Space
- Established location
- Kirk Sandall Industrial Estate
- Front and rear yards

Unit 4 & 5, Sandall Stones Road, Kirk Sandall, Doncaster, DN3 1QR

Description

The property comprises the end and middle warehouse units within a terrace which have been connected at the rear.

Internally the unit(s) provide open plan workshop/warehouse accommodation with kitchen and office facilities along the side and a paint booth to the rear. They are linked by a double door sized opening towards the rear.

There is a shared yard to the front and further yard/storage space to the rear.

Unit 4 & 5 are also available individually

Unit 4 - 2,141 sqft - £22,000.00 pa

Unit 5 - 2,700 sqft - £25,000.00 pa

Location

The property is located in established industrial area of Kirk Sandall, just off Sandall Stones Road in Doncaster.

Kirk Sandall is approximately 4 miles to the northeast of Doncaster and there are good links with the motorway network with access to the A1(M), M18 and M1 motorways less than 4 miles away.

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

Viewings

Strictly by appointment via the agent

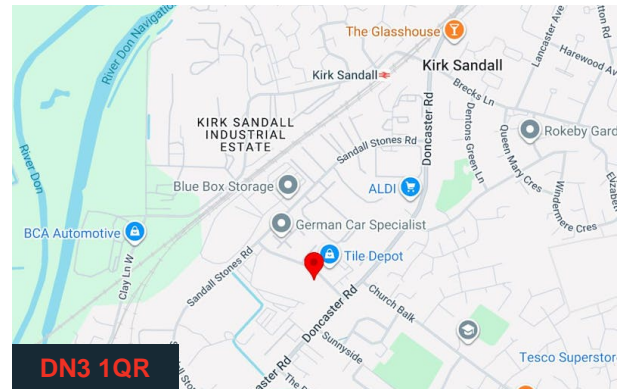
James Humphreys

Barnsdales - Chartered Surveyors

Tel: 01302 304 437

Mobile: 07944 938 254

james.humphreys@barnsdales.co.uk



Viewing & Further Information

James Humphreys

07944 938 254

james.humphreys@barnsdales.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/02/2026