



TO LET

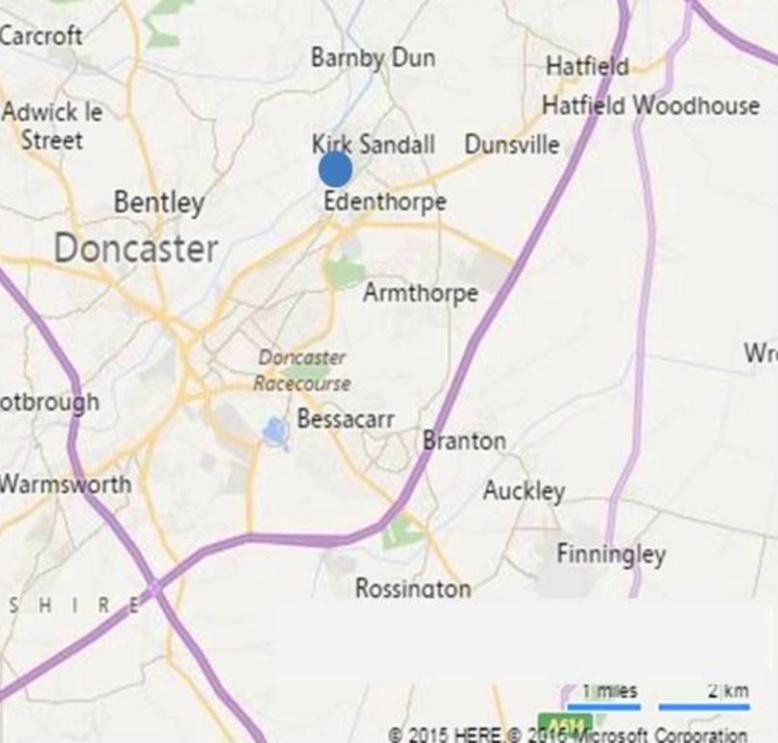
LAKE ENTERPRISE PARK

**SANDALL STONES ROAD, KIRK SANDALL,
DONCASTER, DN3 1QR**



- Well established industrial and business location
- 3 phase electricity supplies
- Estate CCTV cover
- Gated entrance road and yards
- Recently refurbished roofs and entrance doors/windows
- Range of tenancy agreements and leases available

WORKSHOP / INDUSTRIAL UNITS
505 to 8,810 sq ft (47 to 818 sq m)



TRAVEL DISTANCE

	Miles	Mins	
Doncaster	4	10	Car
M18	3.5	8	Car
A1 (M)	7	17	Car
M1	19.5	24	Car
M62	14	18	Car

Source: theAA.com

LAKE ENTERPRISE PARK

SANDALL STONES ROAD, KIRK SANDALL, DONCASTER, SOUTH YORKSHIRE



DESCRIPTION

30 workshop units in 5 blocks around shared, fenced and gated forecourts. The units are all clear span framed buildings clad in either facing brickwork or profiled metal cladding. Roofs are insulated profiled cladding incorporating translucent rooflights. Subject to availability units can be combined to create larger floorplates.

SPECIFICATION

- 3 phase electricity
- Sectional or roller shutter loading doors (some powered)
- Separate glazed personnel entrances
- Estate CCTV system
- Fenced and gated estate

EPC

EPC ratings on the estate are available on request but generally range between B34 and E115

VIEWING / FURTHER INFO

Please contact us for details of current availability and for viewing arrangements

LOCATION

Lake Enterprise Park is located on the Kirk Sandal Industrial Estate approximately 4 miles north east of Doncaster town centre. The estate is within easy reach of the M18 giving access onwards to the M62, A1(M) and M1 motorways. This is a long established business and industrial location with excellent accessibility to the wider Yorkshire and Humber region.

TERMS

- We have a range of tenancy and formal lease options available
- Rents are payable monthly in advance by direct debit (Rent on application to our Yorkshire office)
- Tenant responsible for internal repairing and decoration (inc doors and windows)
- Landlord responsible for exterior and structure (exc doors and windows)
- Landlord insures the buildings
- Administration fee of £150 + VAT is payable on completion



Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ

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