



**Guildhall Industrial Estate, Sandall Stones  
Road, Kirk Sandall, Doncaster DN3 1QR**

**To Let**

**Trade Counter / Warehouse Units**

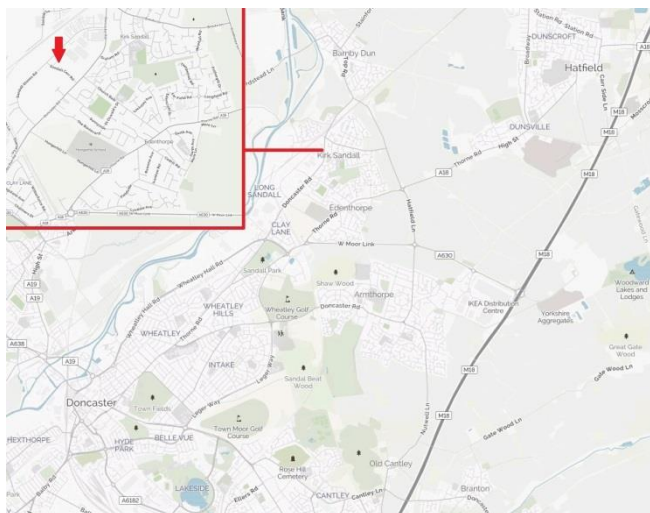
**From 1,638 sq ft (152.18 sq m)**

- Successful Trade Park / Industrial estate
- Easy access to motorways A1(M), M18 and M1
- Large shared yard/car parking areas

## Location

The property is located on the successful Guildhall industrial estate development just off Sandall Stones Road, Kirk Sandall, in Doncaster.

Guildhall industrial estate is accessed directly off Sandall Stones Road which forms part of the larger Kirk Sandall industrial area. The property has good links with the motorway network with access to the A1(M), M18 and M1 motorways less than 4 miles away.



## Description

Guildhall industrial estate comprises 20 modern industrial warehouse units arranged in terraces. The units are of steel portal frame construction with steel and brick clad elevations.

The units benefit from trailer-height roller shutter doors to the front and large shared yards/parking areas. All the units have all mains services including 3 phase electricity. The units have an eaves height of approximately 4.2 metres.

## Accommodation

Unit	Size (sq ft)	Price	Rateable Value
11	2,353*	£12,500	£9,400
12	2,358*	£12,500	£9,400
20	1,638	£8,500	£6,500

## Fire Risk Assessment

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

## Inspections & Further Information

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

Craig Goody MRICS

Barnsdales - Chartered Surveyors

Tel: 01302 308 182

[craig@barnsdales.co.uk](mailto:craig@barnsdales.co.uk)

Jason Barnsdale MRICS

Barnsdales - Chartered Surveyors

Tel: 01302 308 174

[jason@barnsdales.co.uk](mailto:jason@barnsdales.co.uk)

For details of further properties [www.barnsdales.co.uk](http://www.barnsdales.co.uk)

## Valuation Services

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

## Thinking of selling by Auction?

If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.



## Services

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## Availability

Leasehold

SUBJECT TO CONTRACT

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction

## Value Added Tax (VAT)

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## Energy Performance Certificate (EPC)

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.

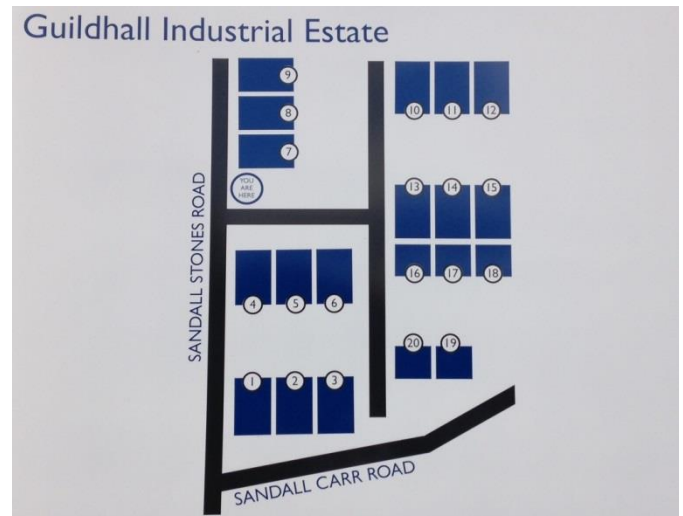
## Follow Barnsdales

Barnsdales are very active on social media, for up to the minute updates please follow us on the following.

follow us on  
**twitter**



## Site layout



## Photographs



**Disclaimer**

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.