



Lake Enterprise Park

Kirk Sandall Industrial Estate, Doncaster, DN3 1QR



TO LET - Lake Enterprise Park, Kirk Sandall Industrial Estate, Doncaster Road, Doncaster, DN3 1QR



Lake Enterprise Park, Kirk Sandall Industrial Estate



The property comprises a number of vacant self contained units on an established industrial estate.

- Well established industrial and business location
- Variety of unit sizes
- CCTV coverage
- 3 Phase electricity
- Range of tenancy agreements and leases available
- Quick completions (subject to status)
- Seperate pedestrian and loading entrances
- Flexible lease options may be available
- Potential for 100% Small Business Rates Relief



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Variety of Industrial Units Available

Location

Lake Enterprise Park is part of the well established Kirk Sandall Industrial Estate, situated approximately 4 miles north east of Doncaster town centre via the A630. Doncaster is a large market town in South Yorkshire located 20 miles from Sheffield. The estate benefits from excellent transport links with the A18 only 5 minutes away and junction 4 of the M18 less than 4 miles away. Doncaster's railway station is on the East Coast Main Line and is located just over 4 miles away.

Nearby amenities include Tesco Edenthorpe Superstore only 4 minutes away, The Glasshouse eatery 11 minutes walk away and Thorne Road Retail Oark just over 1.5 miles away.

Description

Lake Enterprise comprises of 30 industrial / workshop units split into 5 blocks. The estate totals 39,966 sq ft with individual unit sizes ranging from 505 - 8,810 sq ft. Subject to availability, units can be combined to create larger floorplates.

The units are easily accessed off shared forecourts which provide good circulation and car parking space. The units are constructed of steel frames with concrete floors and brickwork or metal cladding walls. Roofs are insulated metal deck incorporating translucent roof lights. The units also benefit from separate pedestrian and loading entrances.

Available Accommodation

Unit	Description	Sq M	Sq Ft
4C	Industrial	46	500

Guide Rental

Unit 4C	£5,200 per annum exclusive £100 per week
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Tenure

Units are available to let immediately by way of new lease, on effective full repairing and insuring terms to be agreed, however a minimum term of three years is envisaged, more flexible lease options may be available. Please contact the agent for further information.

Business Rates

Unit 4C	Rateable Value £2,950
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Qualifying occupiers may benefit from 100% Small Business Rates Relief.

Services

Mains water, drainage and three phase electricity are understood to be connected to the property. We must stress that none of these services have been checked or tested.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

Maintenance Charge

The rents are inclusive of a maintenance charge.

EPC

The EPC ratings on the available units range from B34 - E117.

A copy of the individual EPC's are available upon request.

Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

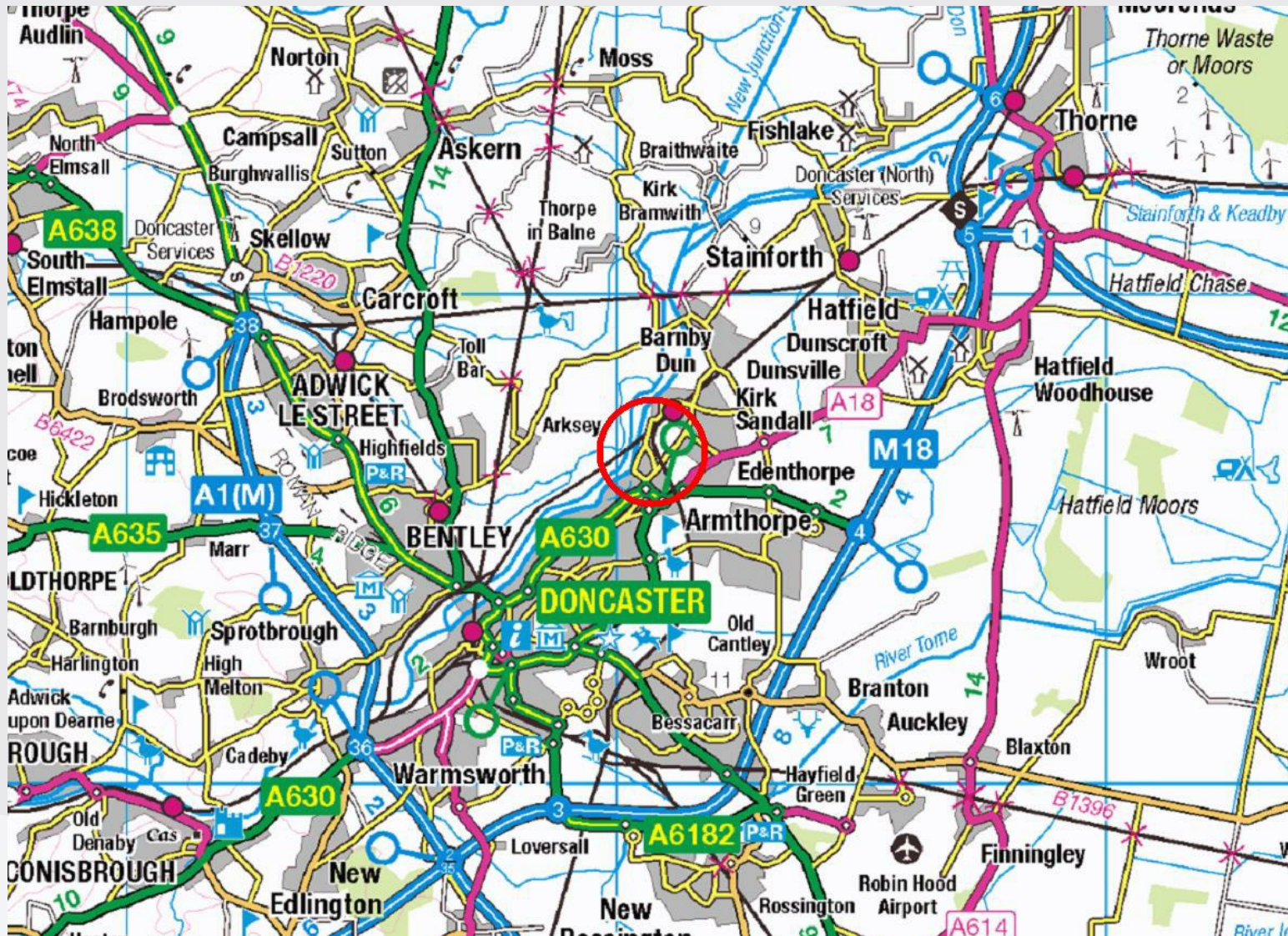
Strictly by prior arrangement with Fisher German or the joint agents Whittle Jones:





Tel: 01924 282020



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 **Approximate Travel Distances**

 **Locations**


- M18 3.1 Miles
- Doncaster 3.4 Miles
- Scunthorpe 24 Miles

Sat Nav Post Code

- DN3 1QR

 **Nearest station**

- Doncaster Train Station

 **Nearest Airports**

- Doncaster Sheffield Airport



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