

**SANDTOFT INDUSTRIAL ESTATE  
SANDTOFT ROAD, BELTON  
DONCASTER, DN9 1PN**



**WORKSHOP/INDUSTRIAL UNITS IN WELL ESTABLISHED INDUSTRIAL ESTATE**

- Workshop units with 3 phase electricity.
- Units include purpose built internal office space.
- Three miles from M180 Junction 2.
- Quick completions usually possible.
- Call to arrange a viewing.

# SANDTOFT INDUSTRIAL ESTATE

## SANDTOFT ROAD, BELTON

### DONCASTER, DN9 1PN



#### WHERE IS IT?

- Sandtoft Industrial Estate is located in the village of Belton on Sandtoft Road. The main estate entrance is just opposite the Sandtoft Airfield and these units are at the front of the estate. The estate is just three miles from Junction 2 of the M180.

#### WHAT IS IT?

- Sandtoft Industrial Estate comprises of 10 units in two blocks accessed off shared forecourts with parking space. All the units are steel framed with brick/block walls and insulated cladding. The roofs are insulated metal deck with translucent rooflights. Subject to availability units can be combined to create larger floorplates.

#### HOW BIG IS IT?

- The following units are currently available
- |         |            |          |
|---------|------------|----------|
| Unit 1B | 1281 sq ft | 119 sq m |
| Unit 1C | 1281 sq ft | 119 sq m |
| Unit 2C | 1000 sq ft | 93 sq m  |
| Unit 2E | 1000 sq ft | 93 sq m  |

#### HOW MUCH IS IT?

- The units are available at the following rent:
- |         |                  |
|---------|------------------|
| Unit 1B | £8,646 per annum |
| Unit 1C | £8,646 per annum |
| Unit 2C | £7,280 per annum |
| Unit 2E | £7,280 per annum |

#### WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3 Chartered Surveyors. Draft Details Subject to Clients Approval. Date: 10/20. File Ref: A2264.

#### HOW MUCH ARE THE RATES?

- The Tenants will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the units currently have a Rateable Value as follows:-

Unit 1B	Rateable Value £4,200
Unit 1C	Rateable Value £4,250
Unit 2C	Rateable Value £3,850
Unit 2E	Rateable Value £3,850

- Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether Transitional Relief is still applicable to the property or if the Rateable Value is under Appeal.

#### ANYTHING ELSE I HAVE TO PAY?

- VAT:** The estate is registered for VAT.
- DEPOSIT:** A deposit of £500 (no VAT) is payable to the Landlord. Once a Tenant vacates, subject to the unit being left in a good standard, the deposit is refunded.
- ADMINISTRATION FEE:** An administration fee of £150 (no VAT) towards the Licence documentation and credit checks.
- SERVICE CHARGE/BUILDING INSURANCE:** The Tenant will be responsible for a contribution to the building insurance and service charge. Further details from NT3.

#### ANYTHING ELSE I NEED TO KNOW?

- EPC:** The property has an EPC rating of E103.
- INTERNAL REPAIRS:** The Tenant is responsible for internal repairs and decorations and maintenance of doors and windows.
- EXTERNAL:** The Landlord is responsible for the external structure.



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