



WORKSHOP & STUDIO UNITS TO LET

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**65 BALBY ROAD, DONCASTER
DN4 0RE**

Flexible commercial space in a well-
connected Doncaster location

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INTRODUCTION

Commercial space

65 Balby Road offers six individual commercial units across a well-established Doncaster site, ranging from compact workshops to larger storage and studio spaces. Whether you need a base for a trade business, somewhere to store stock, or a flexible workspace you can make your own, there is something here to suit.

Each unit is available on its own terms, so you get the space you need without paying for more than that. Tenants also have access to a shared breakroom and WC on site. EvoStar Property manages the site directly, meaning straightforward lettings and responsive management.

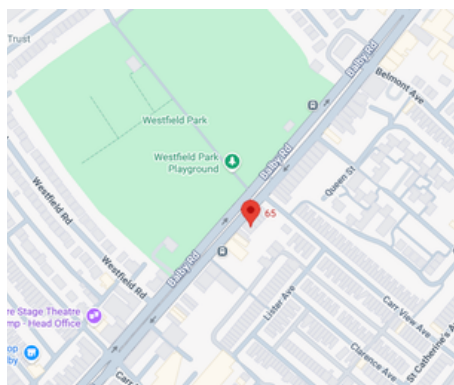
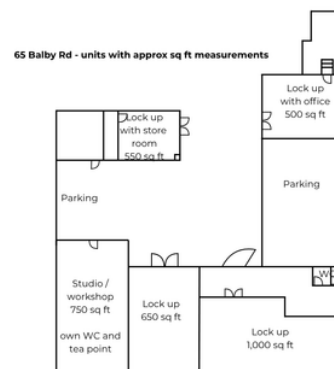
Transport

By road - Just 1.5 miles from Junction 36 of the A1(M), with easy access to Doncaster city centre and the wider region.

By rail - Doncaster railway station is within easy reach, providing regular direct services to London, Leeds, Sheffield, and beyond.

By bus - Several bus stops are within a short walk of the property, with good links into Doncaster city centre and the surrounding area.

Allocated on-site parking is available at £30 per month, subject to availability. Speak to us at enquiry stage to discuss availability. On-street parking is also readily available on neighbouring roads.



Unit 1

Workshop Unit 1

Unit 1 is a solid, well-lit workshop space entered through characterful blue double wooden doors - wide enough for equipment and easy loading. Inside, the main area is a generous open-plan brick-built space with strip lighting and electricity, giving you a blank canvas to work with from day one.

To the side, a connected office provides a practical breakout or admin space, with windows letting in natural light - a rare addition in a unit of this type. Whether you need a workshop with somewhere to take calls and handle paperwork, or a base that splits neatly between practical and professional, Unit 1 delivers both.

Size: 462.85 sq ft approx

Rent: £367 pcm / £4400 pa

Service charge estimate: £500 pa

At a glance:

- Double wooden entrance doors
- Open-plan brick-built workshop
- Strip lighting and electricity
- Side office with windows
- Allocated on-site parking available - subject to availability



Unit 2

Workshop Unit 2

Unit 2 offers substantial brick-built space made up of a large main room giving you room to operate, store, and organise without compromise.

The main space has good working height with exposed beams overhead, concrete floors, and the kind of raw, industrial character that suits trades, storage-heavy businesses, or anyone who needs volume without the premium.

Size: 624 sq ft approx

Rent: £367 pcm / £4400 pa

Service charge estimate: £650 pa

At a glance:

- Large main room
- Brick construction
- Exposed beam ceiling with good working height
- Concrete floors
- Allocated on-site parking available - subject to availability



Unit 3

Workshop Unit 3

A straightforward, dependable brick-built space at 549 sq ft - Unit 3 is ideal for businesses that need solid, secure storage or a clean working environment without the complexity of multiple rooms.

The single open space is easy to manage and adaptable - clear the floor and it works as a workshop, fill the walls and it becomes efficient storage. Brick construction throughout means it's robust, and the site's central Doncaster location keeps deliveries and collections simple.

A practical choice for a sole trader, small business, or anyone looking for reliable commercial space at a sensible price.

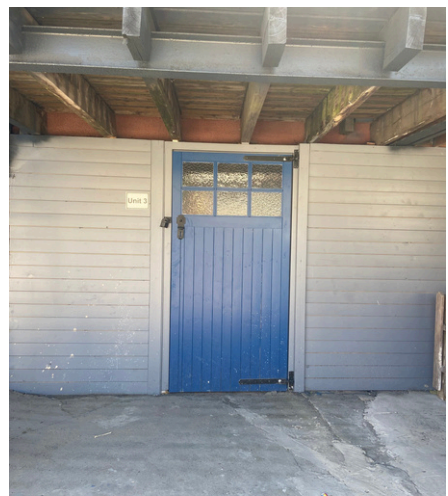
Size: 549 sq ft approx

Rent: £367 pcm / £4400 pa

Service charge estimate: £600 pa

At a glance:

- Brick-built single space
- Suitable for workshop or storage use
- Strip lighting and electricity
- Allocated on-site parking available - subject to availability



Unit 4

Studio / Workshop Unit 4

Unit 4 stands out on the site as the most versatile option - a self-contained studio and workshop space with its own front door, three working areas, and a separate kitchen and WC. It is the only unit with its own facilities, which makes it particularly well-suited to a business that wants genuine independence from day one.

The three internal spaces give you the flexibility to divide your work - use one as a client-facing area, one as a workshop, and one for storage, or arrange them entirely to suit your operation. The kitchen and WC are a practical bonus that removes the need for shared facilities.

Size: 700 sq ft approx

Rent: £675 pcm / £8100 pa

Service charge estimate: £675 pa

At a glance:

- Three internal working areas
- Own front door
- Separate kitchen and WC - no shared facilities
- Flexible layout
- Strip lighting and electricity
- Allocated on-site parking available - subject to availability



Unit 5

Workshop Unit 5

Unit 5 - a well-lit, brick-built workshop space with double door access, strip lighting and electricity - with the added benefit of a storage room or office at the rear. If you need your main working area kept clear and tidy, that rear storage room is a real practical advantage.

Solid brick walls, a clean open floor, and the kind of dependable space that just gets out of the way and lets you work. The additional storage makes it the better option for trades that carry stock, tools, or materials they need close to hand or a small office space for catching up on admin.

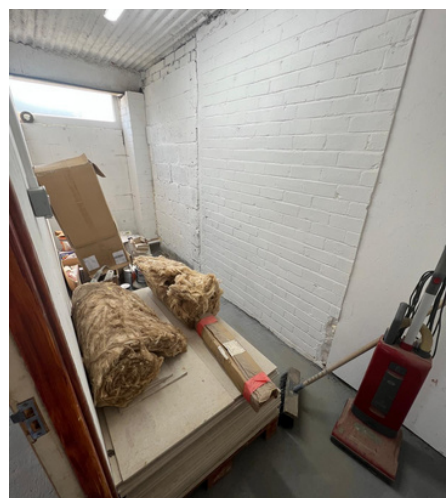
Size: 334 sq ft approx

Rent: £333 pcm / £4000 pa

Service charge estimate: £350 pa

At a glance:

- Double door access
- Open-plan brick workshop
- Strip lighting and electricity
- Storage room at the rear
- Allocated on-site parking available - subject to availability



Unit 6

First Floor Unit 6

Unit 6 is a substantial 1,722 sq ft first-floor workshop accessed via its own external staircase. The main space is open-plan with exposed timber roof trusses, natural light from overhead skylights, dark sealed floors and white painted brick walls. A practical space with real character.

A glazed internal office looks directly out over the workshop floor, and a small kitchenette with sink means the unit is fully self-contained. Existing joinery benches, machines and storage may be available to the incoming tenant by negotiation.

Size: 1,722 sq ft approx

Rent: £1338.71 pcm / £16064.50 pa

Service charge estimate: £1866.46 pa

At a glance:

- 1,722 sq ft - large open-plan workshop
- Separate glazed office overlooking the workshop
- Small kitchenette with sink
- Joinery benches, machines and storage available by negotiation
- Allocated on-site parking available - subject to availability



Unit 2 & 6

Optional Joint Letting

Units 2 and 6 sit directly above one another and together offer something genuinely different from the other units on site. Formerly a joinery, with a workshop above and storage below, they could be brought back into use as a joinery, with some machinery still in situ in both units. Alternatively, they could be put to use in another creative and practical way.

The ground floor provides open working space for tools, stock and equipment.

Above, a further floor is ideal for a trade workshop, office or secure storage.

Together, the two units would work as a standalone trade premises for a growing contractor or multi-trade business.

Available as a combined letting, with terms by negotiation with EvoStar Property.

Size: 2,346 sq ft approx

Rent: POA

Service charge: on application



TERMS & KEY INFORMATION

Lease

Units are available on new internal repairing and insuring (IRI) leases, contracted out of the Landlord and Tenant Act 1954. Terms are to be agreed between the landlord and tenant.

Rent

Units 1 to 5: one month's rent payable in advance, with monthly payments by standing order.

Unit 6: rent payable quarterly in advance.

All rents quoted exclude service charge and utilities.

Service charge

The service charge covers the shared costs of running and maintaining the site, divided fairly between the units.

The estimated service charge for each unit is shown on its page. Figures are shown per annum for ease of budgeting, but the service charge is payable quarterly in advance.

The service charge is a budget rather than a fixed bill. Costs are reviewed at the end of each year, and any difference between the budget and the actual costs is adjusted. A full breakdown is available on request.

Utilities

Each unit has its own electricity meter, and electricity is charged on actual usage. Communal electricity and water is apportioned across the site.

TERMS & KEY INFORMATION

Business rates

Business rates are currently paid by the landlord for the site as a whole. If the property is separated for business rates purposes in the future, individual units may be assessed separately and the occupier may then become responsible for their own business rates.

Depending on the rateable value and the occupier's circumstances, Small Business Rates Relief (SBRR) may be available.

Parking

Allocated on-site parking is available at £30 per month, subject to availability.

On-street parking is also available on neighbouring roads.

Deposit

Units 1 to 5: a deposit of two months' rent is normally required, subject to referencing.

Unit 6: a deposit of three months' rent is normally required, subject to referencing.

Arrange a Viewing

Speak with our team

All the units are available to view at a time that suits you. EvoStar Property manages this building directly, so from your first enquiry through to agreeing terms, you will be dealing with a local, responsive team throughout.

If you have any questions regarding lease terms, availability, or unit specifications prior to a viewing, please do not hesitate to get in touch.

To arrange a viewing or request further information, contact us using the details below.

Contact Us

- **Phone: 01909 251025**
- **Email: hello@evostarproperty.co.uk**



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