



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 kitchen and WC on site. EvoStar Property manages the site directly, meaning straightforward lettings and responsive management.

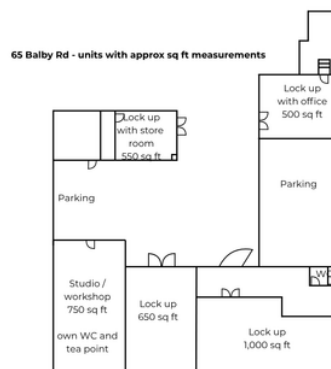
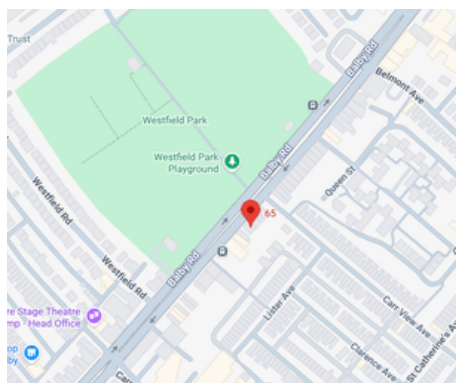
Transport

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.

On-site allocated parking is available and forms part of the lease negotiation. 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: 529 sq ft approx

Rent: £367 per month / £4400 per year

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: 616 sq ft approx

Rent: £367 per month / £4400 per year

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 650 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: 557 sq ft approx

Rent: £367 per month / £4400 per year

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: 676 sq ft approx

Rent: £750 per month / £9000 per year

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: 325 sq ft approx

Rent: £333 per month / £4000 per year

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 1,800 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: 1691 sq ft approx

Rent: £1339 per month / £16064.50 per year

At a glance:

- 1,800 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 — these units could easily be re-established as such, with some machinery still in situ in both units, or 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.

Combined, it would work as a standalone trade premises for a growing contractor or multi-trade business.

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

Size: 2300 sq ft approx

Rent: POA



TERMS & KEY INFORMATION

Lease

Units are available on a new internal repairing and insuring (IRI) lease. Terms by negotiation.

Rent terms

Rent is payable quarterly in advance by standing order. All rents quoted are exclusive of business rates and VAT (if applicable).

Business rates

Each tenant is responsible for their own business rates. The units are expected to qualify for Small Business Rates Relief - tenants will need to apply for this directly with Doncaster Council.

Service charge

The Tenant(s) will be required to contribute towards the service charge levied by the Landlord in respect of the future repair/ maintenance and upkeep to the common parts of 65 Balby Road, Doncaster.

EPC

EPC Certificate Band (TBC)

Parking

On-site allocated parking is available and forms part of the lease negotiation. Speak to us at enquiry stage to discuss availability.

On-street parking is also readily available on neighbouring roads.

Arrange a Viewing

Speak with our team

All six 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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