

TO LET



UNIT 18 DURHAM LANE ARMTHORPE, DONCASTER, DN3 3FE

- Industrial / warehouse premises
- 724.18 Sq M (7,795 Sq Ft)
- Large concrete yard
- Close to J4 of M18
- Good quality office areas

Location

The property is situated in a private industrial estate to the south of Durham Lane and west of Yorkshire Way in Armthorpe, approximately 3 miles east of Doncaster City Centre. The estate is served by a private road and automated gated entrance off Durham Lane and is occupied by a variety of industrial occupiers.

The immediately surrounding area is predominantly industrial in nature and benefits from being in close proximity to Junction 4 of the M18 Motorway providing ready access to the regions motorway network, the A1 intersection is a short distance away at J3 of the M18.

Notable nearby occupiers include substantial Ikea and Next Distribution Centres

Description

High quality modern industrial/warehouse unit benefitting from the following specification:

- Well presented open plan workshop / warehouse area
- Useful two storey offices and mezzanine areas
- Large concrete yard area
- Minimum eaves of 7m
- Electric roller door access
- Polished concrete floor
- Reception area
- W/C and kitchenette facilities
- 3 phase power supply
- Secure and fenced site
- LED energy efficient lighting

Accommodation

Total GIA: 724.18 Sq M (7,795 Sq Ft)

Of which approximately 1,050 sq ft is mezzanine and 1,366 sq ft is first floor office space.

Terms

The property is available to let on terms to be agreed however a minimum term of 5 years is envisaged.

Rent on application - please contact the agent.

Business Rates

The property is yet to be separately assessed however we anticipate a rateable value of circa £32,500 to £35,000. Please note this is not the rates payable.

EPC

Please ask the agent.

Services

Mains services including 3-phase power supply are connected.

Anti Money Laundering

Tenants will have to supply information to comply with Anti Money Laundering regulations.

VAT

VAT is payable on the rent.

Viewings

By appointment – please get in touch.

Contact

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