

HIGH QUALITY MODERN INDUSTRIAL UNIT WITH YARD TO LET.

• UNIT 17 DURHAM LANE •
ARMTHORPE • DONCASTER • DN3 3FE •



- High Quality Industrial / Warehouse Unit
- Total GIA of 558.36 Sq M (6,011 Sq Ft)
- Large Concrete Yard

- First Floor Office Area
- 7m Eaves
- Close to J4 M18 & J35 A1 (M)





DESCRIPTION

High quality modern Industrial/warehouse unit with modern first floor offices, benefiting from the below specification:

- High quality space extending to 6,011 Sq Ft GIA
- Open plan warehouse / workshop
- First floor offices
- Secure, fenced and gated site
- Electric loading door
- Large car park / concrete yard
- LED lighting
- W/C and kitchenette facilities
- Yard depth of circa 28m
- 7m minimum eaves
- LED lighting
- Secure location accessed via a gated private road with CCTV
- 3 phase power



LOCATION

The property is situated in a private, secure 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



SAT NAV: DN3 3FE



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ACCOMMODATION

The property has the following Gross Internal Areas:

	Sq M GIA	Sq Ft GIA
Total	558.3	6,011

The site area is 0.32 acres

ASKING RENT / TERMS

Asking rent is available upon application on terms to be agreed however, a minimum term of 5 years is envisaged.

BUSINESS RATES

Ratable Value: TBC



SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: C (67)

AML

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

VAT

Rent quoted is exclusive but may be subject to VAT.



VIEWINGS

By appointment with the Sole Agents below:

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