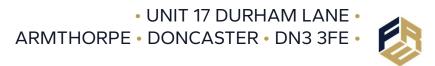
# HIGH QUALITY MODERN INDUSTRIAL UNIT WITH YARD





- 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)

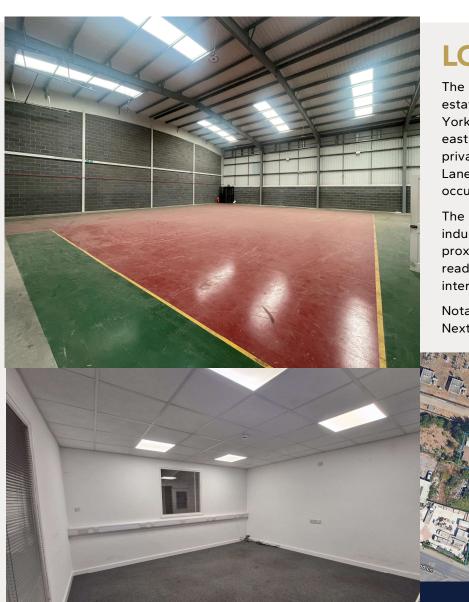




#### **DESCRIPTION**

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 of 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 lkea 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 3phase power supply are connected.

#### VAT

Rent quoted is exclusive but may be subject to VAT.

#### **EPC**

Rating: C (67)

## **AML**

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

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