

TWO HIGH QUALITY MODERN INDUSTRIAL UNITS

FOR SALE / TO LET.

UNITS 18 & 19 DURHAM LANE •
ARMTHORPE • DONCASTER •
DN3 3FE •



- Two Industrial / Warehouse Units
- Total: 1,073.18 Sq M (11,551 Sq Ft)
- Large Secure Concrete Yard

- May Split from 4,455 to 11,551 Sq Ft
- Close to J4 M18 & J35 A1 (M)
- Available Together or Split



FLINT
REAL ESTATE



PROPERTY SUMMARY

Rare opportunity to rent / buy one or two high quality, modern warehouse premises with large yards, benefitting from excellent road links to J4 of the M18

- Available as a whole or split
- From 4,455 Sq Ft to 11,551 Sq Ft (excluding mezzanine areas)
- Unit 18: 7,095 sq ft & Unit 19: 4455 sq ft
- Available to rent or buy
- Interlinked internally via an opening in the warehouse wall
- Secure gated and fenced site
- Excellent mix of workshop/warehouse/storage and office space over ground and mezzanine floor levels
- Large concrete yard with 30m+ depth
- Popular business location
- Excellent access to J4 of the M18 providing ready access to the motorway network
- Ideal for owner occupiers and investors. Potential to buy and then rent each unit separately
- Held on a 999 year virtual freehold





DESCRIPTION

Two high quality, interlinked industrial / warehouse units each with offices and mezzanine, benefitting from the following specification:

- High quality space
- Attractive glazed frontage
- Open plan warehouse / workshop space
- First floor offices and mezzanine in both units
- Secure, fenced and gated site accessed via private gated road
- 2 x electric loading doors
- Large car park / concrete yard
- LED lighting throughout
- W/C and kitchenette facilities
- Yard depth of circa 30m
- 6.23m minimum eaves and 7.69m to the apex
- 0.63 acre site (35% site density)
- 3 phase power supply
- External parking areas

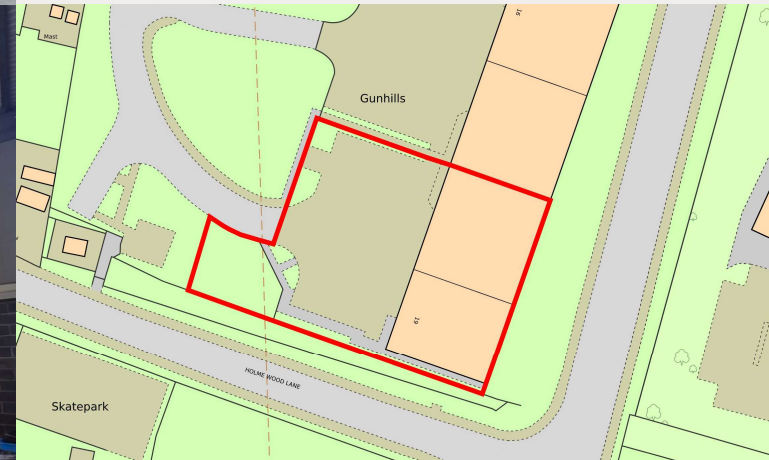


LOCATION

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



LAUNCHED.DARKEST.BUCKLING

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ACCOMMODATION

The property has the following Gross Internal Areas:

	Sq M	Sq Ft
Unit 18 GF	498.76	5,370
Unit 18 FF Offices	160.48	1,727
Total:	659.24	7,095
Unit 19	374.46	4,030
19 Office	39.48	425
Total	413.94	4,455
Total 18 & 19	1,073.18	11,551

Please note the above figures exclude the mezzanine areas which are 681 Sq Ft for Unit 18 and 1,856 sq ft for Unit 19.

Site area: 0.63 acres providing a low site density of circa 35%

PRICE / RENT

Available on application – please contact the agent for more information.

Rental terms – to be agreed however a minimum of 5 years is preferred.

BUSINESS RATES

Rateable Value: £65,500 for both units.



SERVICES

Mains services including 3-phase power supply are connected. Services are separate for each unit.

VAT

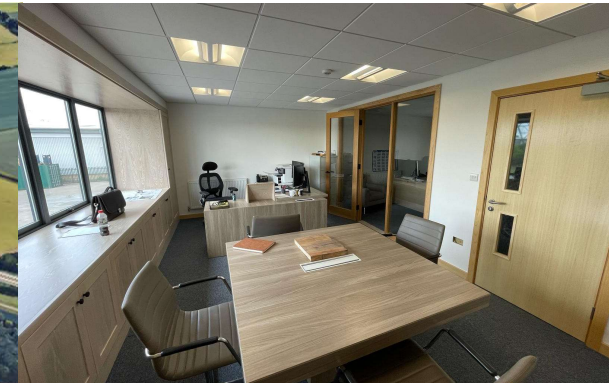
Rent quoted is exclusive but may be subject to VAT.

EPC

New EPC to be commissioned.

AML

Tenants and/or purchasers will have to supply information to comply with Anti Money Laundering Regulations.



VIEWINGS

By appointment with the Sole Agents below:

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