

WAREHOUSE/ INDUSTRIAL UNIT WITH LARGE YARD

TO LET.

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



- Quality Industrial / Warehouse Unit
- 1,324.52 Sq M (14,257 Sq Ft)
- Large Secure Concrete Yard

- May Split from 6,461 Sq Ft
- Close to J4 M18 & J35 A1 (M)
- Interlinked – Could Split



PROPERTY SUMMARY

Rare opportunity to lease a high quality, modern warehouse premises with excellent road links to J4 of the M18

- 1,324.52 Sq M (14,257 Sq Ft) on 0.63 acres
- Available To Let
- Secure gated and fenced site
- Large concrete yard with 30m depth
- Excellent mix of workshop/warehouse/storage and office space over ground and mezzanine floor levels
- Excellent access to J4 of the M18 and the A1
- Potential to split from 6,461 Sq Ft
- **Available to rent as a whole at £105,000 per annum exclusive**
- **May split**





DESCRIPTION

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

- High quality space
- Open plan warehouse / workshop over two interlinked units
- First floor offices and mezzanine in both units
- Secure, fenced and gated site
- 2 x electric loading doors
- Large car park / concrete yard
- LED lighting
- WC and kitchenette facilities
- Yard depth of circa 30m
- 7m minimum eaves
- 0.63 acre site (35% site density)
- 3 phase power supply



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
18 GF	499.64	5,378
18 Office / Mezz	224.54	2,416
19 GF	378.14	4,070
19 Office /Mezz	222.16	2,391
Total	1,324.52	14,257



ASKING RENT

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

Available as a whole or split from 6,461 sq ft to 14,257 sq ft GIA.

BUSINESS RATES

Ratable Value: £65,500 for both units.

SERVICES

Mains services including 3-phase power supply are connected.

EPC

New EPC to be commissioned.

AML

Tenants and/or purchasers 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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