

HIGH QUALITY & MODERN INDUSTRIAL UNIT WITH YARD TO LET.

UNIT 5 • DURHAM LANE •
ARMTHORPE • DONCASTER • DN33FE •



- High Quality Industrial / Warehouse Unit
- 965.35 Sq M (10,391 Sq Ft)
- Established Location

- Ground & First Floor Office Areas
- Large Concrete Yard
- Close to J4 M18 & J35 A1 (M)



FLINT
REAL ESTATE



DESCRIPTION

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

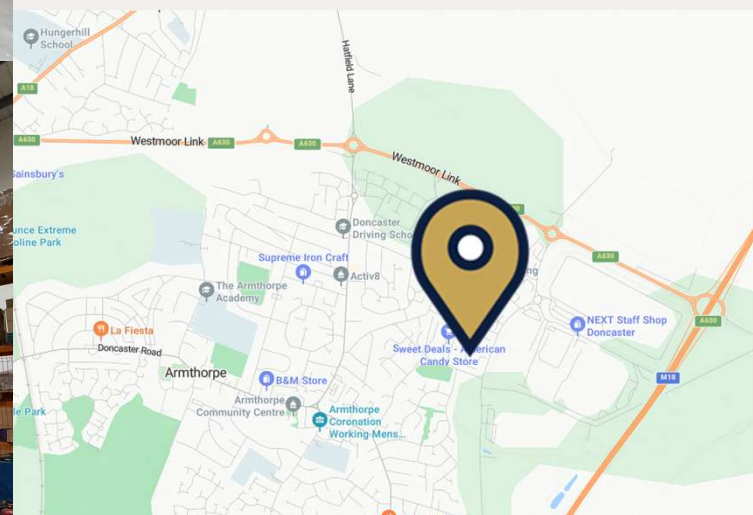
- High-quality space extending to 965.35 Sq M (10,391 Sq Ft)
- Yard depth of circa 28m
- 6.55m minimum eaves
- 8.25m to apex
- 3 phase power supply
- Open plan warehouse / workshop with quality two storey office block
- Electric loading door
- LED lighting
- Modern offices over ground and first floors
- Secure, fenced and gated site
- Modern W/C and kitchenette facilities
- Large car park / concrete yard
- Secure & gated location accessed through gated private road with CCTV
- 24/7 access



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 region's 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 building extends to a Gross Internal Area of 965.35 Sq M (10,391 Sq Ft)

	Sq M	GIA Sq Ft
TOTAL	965.35	10,391

ASKING RENT

Quoting rent: £90,000 per annum exclusive.

Please contact the agents for more information.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

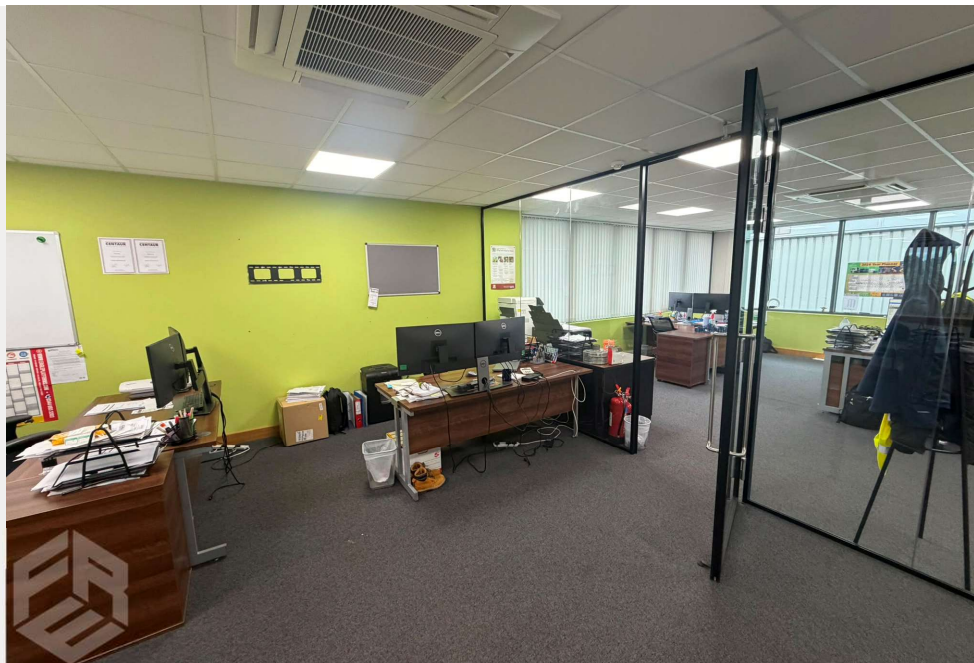
BUSINESS RATES

Ratable Value: £54,858

This is the rateable value for the property. It is not what its payable in business rates or rent.

SERVICES

Mains services including 3-phase power supply are connected.



EPC

Rating: C (58)

VAT

VAT is applicable.

AML

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

VIEWINGS

By appointment with the Sole Agents below:

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