

# 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
<b>Total</b>	558.3	6,011

The site area is 0.32 acres

## ASKING RENT / TERMS

Asking rent is £60,000 per annum exclusive on terms to be agreed however, a minimum term of 5 years is envisaged.

## BUSINESS RATES

Ratable Value: TBC



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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## 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.

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