

OPEN STORAGE YARD – 1.80  
ACRES

TO LET.

YARD AT GUNHILLS LANE •  
ARMTHORPE • DONCASTER • DN3 3EF



- Industrial Outdoor Storage Land
- Fenced & Gated Site
- 1 Miles from J4 M18

- 1.8 Acres
- Excellent Road Connectivity
- Mostly Tarmac Surfaced





## DESCRIPTION

**Quality open storage yard in established location benefitting from the following:**

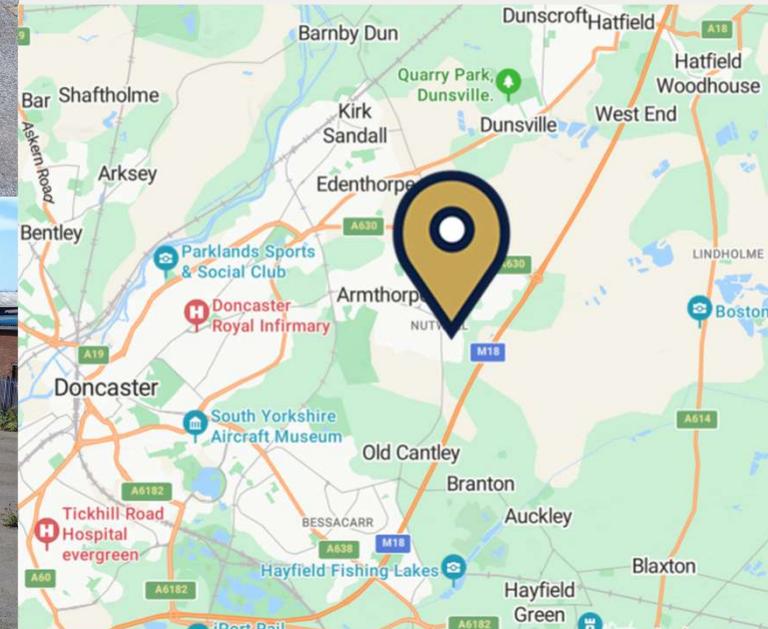
- Securely fenced and gated site
- Mainly tarmac surfaced
- 1.80 acres
- Suit various storage, haulage and industrial uses
- Excellent access to road network via J4 of the M18
- Electricity connections on site



## LOCATION

The property is situated in a well located industrial location within Armthorpe, approximately 3 miles east of Doncaster City Centre.

The immediately surrounding area is predominantly industrial in nature and benefits from being in close proximity to Junction 4 of the M18 Motorway, only 1 mile away, providing ready access to the regions motorway network, the A1 intersection is a short distance away at J3 of the M18 with onward access to M62 and M1 via the M18.



SAT NAV: DN3 3EF



HAPPY.WIREVOUCH

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## SITE AREA

The site extends to approximately 1.80 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

Interested parties are advised to make their own enquiries with the VOA.



## SERVICES

Mains electricity supply is connected.

## EPC

N/A

## VAT

Rent quoted is exclusive but may be subject to VAT.

## AML

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

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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